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RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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# L&T Realty Properties Limited
*(Formerly known as L&T Seawoods Limited)*

LTRPL-CH/25-26/043

Date : 22 .12.2025

To
**Tamil Nadu Real Estate Regulatory Authority (TNRERA),**
TNRERA Building, No 133,
G Block, 1st Avenue, Annanagar(East)
Chennai – 600 102.

**Subject :** Project Registration – "**L & T REALTY AVINYA ENCLAVE**" Group Development Residential & Part Commercial Project – Plan of Development works Reg.

**Dear Sir,**

With reference to the above mentioned subject for the "**L & T REALTY AVINYA ENCLAVE**" of Group Development Consisting of 6 Residential cum Commercial Towers with Combined & Extended Double Basement Floor and 3rd Basement Floor part (for Pump room) over & above in Tower – 1: Ground Floor +1st floor + Service floor+2nd to 15th Floor with 56 dwelling units and Shops, Health care, Super Market, Day care units @ G.Floor Floor & 1st Floor level, Tower – 2 & 3 (Combined): Ground Floor + 16 Floors with 156 dwelling units and Party Hall, Indoor Games, Mini Theatre, Association room, Yoga room & Health Club @ G.Floor, 1st Floor & 2nd Floor level, Tower – 4: Ground Floor + 16 Floors with 263 dwelling units, Tower – 5: Ground Floor + 16 Floors with 229 dwelling units with swimming pool at Ground Floor and Tower – 6: Ground Floor + 16 Floors with 98 dwelling units, **Totally 802 dwelling units** in Mount-Poonamallee Road, Comprised in S.No.115/16 & 117 of Ramapuram Village, Maduravoyal Taluk, Zone-XI, Division-154 and S.No.22/1, 23 of Manapakkam Village, Alandur Taluk, Zone-XII, Division-157 within the limits of Greater Chennai Corporation, Tamil Nadu, The plan of development works are,

a) Water supply – The Drinking Water Facility shall be from CMWSSB
b) Sewage Disposal – STP of required capacity shall be provided
c) Solid waste disposal (Garbage) – The solid waste shall be collected from all Unit, Organic waste convertor shall be provided for bio-degradable waste, Non bio-degradable waste shall be removed by government approved waste handling agencies.
d) Renewable Energy – Solar water heater provision shall be provided for all units
e) Fire Fighting – Provided
f) Emergency Evacuation Services – Illuminated exit signage shall be provided, Fire door provision for staircase, Emergency lights shall be provided at staircase landing and exit routes. Thanking You, Yours Truly.

**For L&T Realty Properties Limited**

L&T Realty Properties Limited CHENNAI

**Authorised Signatory**

***L&T Realty Properties Limited***
*L&T Construction Campus, TC1 Building 2nd Floor,*
*Mount Poonamallee Road, Manapakkam, Chennai -600089 India.*
*Tel + 91 44-4070 6977*
*CIN: U45203MH2008PLC180029*

*Registered Office:*
*L&T House, N. M. Marg*
*Ballard Estate*
*Mumbai – 400 001, INDIA*

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.