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RE REGULATORY RECORD

RERA Document

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REPRESENTATION LETTER

FROM:

1. Mrs. S. Vejarani
2. Mr. G. Prakash
3. Mr. G. Ramadhass
No. 170, Chitti Babu Street, Kalaignar Nagar,
St. Thomas Mount, Chennai – 600 016.

TO:

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
"RERA Tower", No. 133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600 102.

DATE: September 9, 2026

SUBJECT: Representation Demanding Form C Registration Certificate Without Mandating Immediate Construction of Overhead Tank (OHT) / Water Supply Infrastructure at Layout Stage – S.No. 254/1B2, 255/1A1A1A1, 1A1A1A2, 1A2, 1A3A, 1A3B, 1A4, 1A5, 1A7, 1B, 2A, 2B1A, 2B1B, and 2B2 of Kannapalayam Village, Poonamallee Taluk, Tiruvallur District.

REFERENCES:

1. TNRERA Layout Application File No.: **TNRERA/PLI/5653/2026**
2. Scrutiny Query Letter received under File No. TNRERA/PLI/5653/2026 (15-Day Compliance Window).

Respected Sir/Madam,

With reference to our pending layout registration application cited above, we submit this formal representation in response to the scrutiny query regarding the verification of the water source/OHT and payment receipts. We are deeply committed to complying with all valid, written, and statutory safety and structural requirements. However, we respectfully submit this detailed justification to request that the Hon'ble Authority **issue our Form C Registration Certificate immediately** without mandating the physical completion of a localized water supply network or Overhead Tank (OHT) at this raw land layout stage.

SUBSTANTIVE GROUNDS INSISTING ON THE ISSUANCE OF FORM C

1. Complete Absence of Written Statutory Norms or Government Orders (GOs):
During our technical consultations with the local BDO office to understand the compliance parameters, our engineering team requested the specific written guidelines or circular regarding developer-built water tanks at the layout stage. **The BDO officer verbally informed us that there is currently no written specifications or gazetted GOs** that mandate layout developers to construct a localized water tank prior to plot registration.

2. Inconsistent Departmental Demands (*Oral Instructions* Only): We note with concern that the requirements being communicated are inconsistent. **RERA officers informed us that water tanks and OHT are completely exempt for layouts with a total extent under 3 acres** (The extent of this layout is 2.4 acres). Subsequently, the officials at the BDO office informed us that even small layouts consisting of as few as 10 plots are subject to construction of an OHT. When pressed for written administrative orders, the BDO officer admitted that these demands are being made solely based on unwritten, oral instructions.

3. Immediate Proximity to Existing Panchayat Water Infrastructure (200 feet): A fully operational, active local Panchayat water distribution main line runs within 200 feet of our layout's boundary. Photographic evidence demonstrating the physical proximity of this existing municipal water pipeline is enclosed as Annexure-C. The site is already serviced by municipal lines, making localized overhead tank construction unnecessary.

4. Standard Post-Construction Water Connection Procedure:
Under local Panchayat and municipal administrative bylaws in Tamil Nadu, individual utility connections are legally incapable of being executed on vacant land. Standard procedure dictates that:

- Step I: The layout receives regulatory approval and is registered under RERA (Form C).
- Step II: Plot buyers purchase plots and construct their physical buildings/houses.
- Step III: The local Panchayat assesses the completed buildings for Property Tax.
- Step IV: Upon tax assessment, the Panchayat formally sanctions and connects the water supply.

The local Panchayat authority has formally assured us that they will systematically provide active water connections to all plot owners once buildings are constructed and assessed. Mandating public water supply payment receipts at the layout stage directly conflicts with this established administrative framework.

5. Physical Risks and Structural Damages to Pipes:
Laying elaborate, plot-level plastic or metal water distribution pipes in a vacant layout prior to building construction poses severe physical risks. During subsequent construction phases, heavy vehicles, piling machinery and excavation equipment traversing the layout roads will inevitably crush and destroy the underlying shallow utility pipes, leading to immense capital loss. Furthermore, supplying water to empty plots leads to water stagnation in the pipes, which causes heavy siltation and physical pipe degradation before a single resident can occupy the site.

COMPREHENSIVE COMPLIANCE MATRIX

For the immediate perusal of the Scrutiny Officer, we have successfully complied with all other substantive queries raised in your communication. Our complete compliance profile is organized below:

- **Query 1 (LT/HT Line Shifting):** Fully Complied. Formally applied to TANGEDCO. Paid Design and Construction Work (DCW) charges in full. Payment receipt is attached as Annexure-A.
- **Query 2 (Storm Water Drain):** Fully Complied. Formal commitment submitted to lay standard stormwater drainage throughout. Complete technical engineering design plan is attached as Annexure-B.
- **Query 3 (Water Source / OHT):** Fully Represented. Proof of direct 200ft proximity to Panchayat water line enclosed as Annexure-C. Requested to waive off immediate physical OHT construction.
- **Query 4 (Encumbrance Certificate):** Fully Complied. Certified Encumbrance Certificate (EC) starting from exactly one year prior to the Gift Deed execution up to the current date is attached as Annexure-D.
- **Query 5 (Ownership Flowchart):** Fully Complied. Title flowchart establishing a continuous chain of ownership matching the exact total extent of our layout is attached as Annexure-E.

Withholding the issuance of the Form C Registration Certificate on the sole basis of unwritten, informal directives inflicts undue administrative hardship and substantial financial prejudice upon the applicants.

We, therefore, respectfully pray that the Hon'ble Authority accepts this comprehensive representation, takes our Solemn Undertaking on record, waives the immediate OHT pre-condition at this raw land stage, and **immediately issues the Form C Registration Certificate** for our layout under File No. TNRERA/PLI/5653/2026.

Thanking you,

Yours sincerely,

Mrs. S.Vejarani | Mr.G.Prakash | Mr. G.Ramadhas

List Of Enclosures:

- Annexure-A: TANGEDCO DCW Shifting Estimate Payment Receipt & Form.
- Annexure-B: Detailed Storm Water Engineering & Drainage Layout Plan.
- Annexure-C: Photographic Evidence establishing Panchayat Water Mains within 200ft.
- Annexure-D: Encumbrance Certificate (EC) for the relevant period.
- Annexure-E: Comprehensive Title Flowchart and Extent Tallying Statement.











Rural Development Panchayat
CMDA Region

Payment Receipt

Date : 24/06/2026

Applicant Name : Vejarani and 2 Others

Application No : CMDA/PP/LAYOUT-1/0018/2026

Fees Type : **Demand Fees**

Receipt Number : 2026062460140

Transaction ID : 11000369136914

Purpose

S.No	Description	Amount
1	Layout Approval Fees	526470.00
2	Layout Inspection Fees	5000.00

Total Amount : 531470

Amount In Words : Rupees Five Lakh Thirty One Thousand Four Hundred Seventy Only

With Regards,
CMDA-RDPR

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 22/06/2026

Applicant Name : Vejarani and 2 Others

Application No : CMDA/PP/LAYOUT-1/0018/2026

Fees Type : **Estimation Fees**

Receipt Number : 2026062260140

Transaction ID : 11000368905688

Purpose

Purpose

S.No	Description	Amount
1	**Estimation Fees**	80000

Amount In Words : Rupees Eighty Thousand Only

With Regards,
DTCP

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

Verified RealEstate™

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.