Verified RealEstate™

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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

From

1. M. Balachandran
2. R. Prabhakar
3. R. Karthik

25, Anna Street,
Chitlapakkam,
Chennai-60 064

To

The Chairman
RERA
Chennai

Sir,

Sub: Submission of additional representation to our application requesting Registration of our project – Reg.

Ref: Our application No. TNRERA / PL1/8135/2025 Dt. 29.09.2025. Project Nagar – TNHB BR Nagar.

Kind attention is invited to the application cited with reference. In this regard we submit the following:

Our project is a approved Subdivision comprising commercial plots, approved by DTCP and sanctioned by Maraimalai Nagar Municipality. Our Sub-Division comprised of 8 plots. Plot No. 1 to 6 is represented by 1st person, Plot No.7 represented by 2nd person and Plot No.8 represented by 3rd person ie. R. Karthik. A copy of he approved sub-div plan is attached for your ready reference.

On processing our application, certain additional particulars were requested. We have already submitted all the required particulars except a specific understanding.

In Plot No.8, there is one cell phone tower installed by GTL Infrastructure Ltd., A specific understanding was asked from that company for removal from

1) M. Balachandran 2) R. Prab 3) R. Kar

the project site. Hence we requested that company to shift that tower from the project site as the agreement period has already been expiry on 31st May 2024 and not renewed thereafter.

In response to our request they informed that they are searching for a suitable site to relocate the tower and requested us to allow some more time for completion of relocation process. Hence it may take some time.

In this situation we request you to approve the registration of project restricting to Plot No.1 to 7. We will approach you for registration Plot No.8 after relocation of the said cell phone tower with supportive photograph.

Thanking you,

Encl: As above

Yours faithfully,

1. M. Balachandran.

2. R. Prabh

3. R.

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.