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

Date: 27-01-2026

From

Pushpalatha N,

No.1/476, Veppampalayam Vadakku Thottam,

Veppampalayam,

Erode - 638112

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

No.133, G-Block,

1st Avenue, Anna Nagar (East),

Chennai – 600102.

Subject: Explanation regarding compound wall adjoining Surya Engineering College – Reg;

Reference: Project Name: Rock Moount Elite; TN RERA Project Registration Application No. TNRERA/PLI/0153/2026 dated 08-01-2026

Respected Sir / Madam,

With reference to the direction issued by the Hon'ble Authority to remove wall obstruction blocking the public road and to furnish photographic evidence, we respectfully submit the following explanation for your kind consideration:

1. The internal roads in the project have been fully formed and handed over to the Local Body through a registered gift deed. There is no obstruction to public road usage from our side.
2. Geo-tagged and drone photographs evidencing the formed roads and site condition have been enclosed for reference.
3. On the rear side of the project, the layout abuts *Surya Engineering College, an educational institution*.
4. The compound wall existing along the college boundary has been retained at the specific ***request of the college management, citing student safety and campus security concerns***.
5. I as a promoter does not have unilateral authority to remove the said compound wall without consent from the college authorities.
6. I further submit that the as a promoter I'm ready and willing to remove the said compound wall at any time, at the consent of the college authorities.

N. Pushpa

7. The said compound wall does not obstruct any public road and is retained only due to third-party safety considerations. *Also, before the compound wall, the college had a fencing on the same boundary.*

In light of the above, we humbly request the Hon'ble Authority to kindly consider this explanation.

Thanking you.

Yours faithfully,

N. Pushpa

(N Pushpalatha)

ROCK MOOUNT ELITE





ROCK MOOUNT ELITE





SURYA ENGINEERING COLLEGE ADJACENT TO OUR SITE



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.