To

The Chairperson

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

No. 133, G Block, Chinthamani Complex, 1st Avenue,

Anna Nagar East, Chennai, Tamil Nadu – 600 102

Subject: Clarification regarding W.P.(MD) No. 24888/2023 and submission of related documents

Respected Sir/Madam,

With reference to the scrutiny query raised, we respectfully submit the following clarification for your kind consideration:

1. The subject project site in **Survey Nos. 737/1 (Part) & 737/2** pertains to **W.P.(MD) No. 13946/2025** only.
2. The adjacent property is covered under **W.P.(MD) No. 13947/2025**.
3. The order copies for the above-mentioned writ petitions have already been submitted for your reference.
4. The matter in **W.P.(MD) No. 24888/2023** is presently pending before the Hon'ble Madurai Bench of Madras High Court, and no final order has been issued to date.
5. In this regard, a **Legal Opinion vide Opinion No. 35AAGV/2025 dated 18.09.2025 issued by Thiru. R. Baskaran, M.L., Advocate, Madurai Bench of Madras High Court**, has clearly opined that:
    - Though a **60'-0" scheme road** was proposed, **no land acquisition proceedings have been initiated or completed** by the authorities.
    - As per settled legal principles, if land reserved for public purpose is **not acquired within a reasonable period**, the reservation **automatically lapses**.
    - Accordingly, the **proposed 60'-0" scheme road is deemed to have lapsed**, and the land becomes free from such reservation.
6. Further, it is submitted that the **competent authority has already examined and taken necessary action regarding the said 60'-0" scheme road**, and the matter has been duly verified at the departmental level.
7. Based on the above legal position and verification, the **DTCP Tirunelveli Authority has granted approval** for the project. The approval was issued only after due consideration of the Legal Opinion and all relevant records.
8. It is therefore submitted that:
    - The **subject property is not affected by any subsisting 60'-0" scheme road reservation**
    - The **proposed scheme has lapsed due to non-acquisition**
    - The project has already been **approved by the competent authority after legal scrutiny**
9. Hence, **W.P.(MD) No. 24888/2023 is not directly applicable to the subject site**, and insisting on the final order copy of the said case is not relevant to the present application.

In view of the above facts and legal position, we kindly request you to consider our application and accept the submitted documents without insisting on the order copy of **W.P.(MD) No. 24888/2023**, which is presently unavailable.

Thanking you,

For RSR INFRA DEVELOPERS PRIVATE LIMITED

MANAGING DIRECTOR