

To,

19.02.2026

The Secretary
Tamil Nadu Real Estate Regulatory Authority

Subject: Clarification Regarding RERA Registration for Entire Layout

Respected Sir/Madam,

With reference to the query raised regarding registration of the entire land extent under RERA (Layout Registration prior to Construction Registration), we respectfully submit the following clarification:

The subdivision of the layout was duly approved in the year 2022 vide Permit No. SD / WDCN03/00495/2021 dated 22.03.2022. The approval comprises 8 plots, and the same were demarcated accordingly as per the sanctioned subdivision plan.

The landowner has decided to develop a residential apartment project only on Plots A and G and accordingly approached us to enter into a Joint Venture arrangement. The JV Agreement has been duly executed between the parties, and a copy of the same has already been submitted to RERA along with the application. The remaining plots continue to be retained by the landowner

Since the current application pertains exclusively to the proposed apartment development on Plots A and G under the JV arrangement, we have applied for RERA registration limited only to the said project land extent.

In view of the above, considering that:

- the layout has already been duly subdivided and approved with separate plot numbers,
- the proposed development is confined only to Plots A and G, and
- the remaining plots are not part of the JV

Separate RERA registration for the entire layout may kindly not be insisted upon.

We respectfully request the Authority to consider the above clarification and process our application accordingly.

Thanking you,

Yours Sincerely,

For Raunaq Foundations



Authorized Signatory

