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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

No. 1013

To

The Real Estate Regulatory Authority,
Door No: 1A, First Floor,
Thalamuthu Natarajan Maaligai,
Gandhi Irwin Road, Egmore,
Chennai – 600 008.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
21 FEB 2019
TNRERA
CHENNAI

Sir,

We hereby apply for the grant of registration of our project **"ROHINI NAKSHATRA B BLOCK"** to be set up at **Sengulam** Village, **Senthaneerpuram** Main Road, District **Trichy,** and State **Tamil Nadu**.

1.	The Requisite particular areas under:-	
(i)	Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;	**Partnership Firm**
(ii)	In case of firm / societies / trust / companies / limited liability partnership / competent authority –	**Firm**
	a) Name	**ROHINI NAKSHATRA B BLOCK**
	(b) Address	**111 to 123, M.R.RADHA COLONY, SANGILIYANDAPURAM MAIN ROAD, SENTHANEERPURAM, TRICHY – 620 001**
	c) Copy of registration certificate	**Enclosed**

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	e) Name, photograph and address of the partners	  M.ANAND MANAGING PARTNER LATHA ANAND PARTNER ROHINI GRAND, Flat No : T1 AA-26, SIVAPRAKASAM SALAI ANNA NAGAR, TRICHY-620 017
	Email id Contact phone number	rohiniaccts@gmail.com 99655-10661 (MANAGING PARTNER)
(iii)	PAN No	AAXFR4326H
(iv)	Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained	
	- Bank Name	THE KARUR VYSYA BANK
	- Branch Name	THILLAI NAGAR
	- IFSC code	KVBL0001262
	- Account Number	1262135000011347
	- Bank Address	THE KARUR VYSYA BANK LIMITED Sriram Towers, C-18, 3rd Cross, Thillainagar, Trichy - 620 018. ✆ : +91 (0431) 2760289, 2760299 Email: thillainagar@kvbmail.com Website: www.kvb.co.in CIN : L65110TN1916PLC001295

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	- A Certificate from the Bank to be enclosed	Enclosed
(v)	Details of project land held by the applicant - Address of the project	ROHINI NAKSHATRA B BLOCK 111 to 123, M.R.RADHA COLONY, SANGILIYANDAPURAM MAIN ROAD, SENTHANEERPURAM, TRICHY – 620 001
	- Plot bearing no / CTS no / Survey no / final plot no	T.S No 111 to 123
	- Registration Applied for (Specify the Blocks)	B BLOCK
	- Usage of the Building : Residential / Commercial	Residential
	- Extent of the Land in Sq.mtr	9821 Sq.mtr
(vi)	Details of Approval / NOC / consent obtained from various Competent Authorities as applicable	
	a) Copy of Planning Permission approval letter	Enclosed
	b) Copy of Planning Permit	Enclosed
	c) Copy of one set of approved plans with Local Body seal & Site (clear visible) plan	Enclosed
	d) Copy of building permit / Approval letter from Village Panchayat	Enclosed
	e) Copy of NOC from DF & RS – in case of MSB category	- NA -
	f) Copy of NOC from Traffic	
	g) Copy of EIA Clearance	
	h) Copy of consent from T.N.Pollution Control Board	
	i) Copy of Completion Certificate, if building is completed.	
	j) Copy of NOC from Airports Authority of India (AAI	
	k) Others , if any	

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(vii)	Brief detail of the projects launched in the past five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending	- NA -
(viii)	Agency to take up development works (Local Body Name)	- NA -
(ix)	Registration fee as per sub-rule (3) of rule 3 i) Residential – upto 60 sq.meter – Rs 10/- per Sq.mtr ii) Residential – more than 60 sq.m – Rs 20/- per Sq.mtr iii) Other category of buildings – Rs 25/- per Sq.mtr iv) Commercial – Rs 50/- per Sq.mtr v) Layout – Rs 5/- per Sq.mtr	**Enclosed**
(x)	Any other information the applicant may like to furnish	**'B' BLOCK REGISTRATION**
2.	We enclose the following documents in triplicate, namely	
(i)	Authenticated copy of PAN card of the promoter	**Enclosed**
(ii)	Audited balance sheet of the promoter for the preceding financial year	**Enclosed**
(iii)	Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person	**Enclosed**
(iv)	The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details	**Enclosed**
(v)	Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration	**Enclosed**

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	agreement ,development agreement, joint development agreement or any other development agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the titleof such owner on the land proposed to be developed; (A)Authenticated copy of the building permit and sanctioned plan from the competent authority in accoprdance with the laws applicable for the project, and where the project is proposed to be developed in phses, an authenticated copy of the planning permission, building permit / building sanctioned plan, partial completion certificate for ech of such phases:	
(vi)	The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority	**Enclosed**
(vii)	Plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire fighting facilities, drinking water facilities, sewage deposit, solid waste disposal, emergency evacuation services, and use of renewable energies applicable.	**Enclosed**
(viii)	Location details of the project, with clear demarcation of land dedicated for the project along with boundaries including the Latitude and Longitude of the end points of the project	**Enclosed**
(ix)	Proforma of the allotment letter, agreement for sale and construction agreement	**- NA -**
(x)	Number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;	**Carpet Area Statement Enclosed**
(xi)	Number and areas of covered car parking	**56**
(xii)	Number and areas of open car parking	**nil**

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(xiii)	Details of Undivided shares pertaining to the project	**UDS Details Enclosed**
(xiv)	Names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	**- NA -**
(xv)	a) Name of the Architect M.C.A.No b) Name of the License Surveyor L.S.No c) Name of the Structural Engineer Regn. No of Structural Engineer d) Name of the contractor	**Enclosed**
(xvi)	a declaration in Form 'B'	**Enclosed**

3. **We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.**

Dated: 21.02.2019

Place: **Trichy**

Yours faithfully,

For Rohini Nakshatra 'B' Block

Managing Partner

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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

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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.