

RE

REGULATORY RECORD

RERA Document

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Co-reg.
certificate

FORM A

{See rule 3 (2)}

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority,
Door No. 1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up at Thanjavur Taluk, Thanjavur District, Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant

: Company

(ii) In case of companies

(a) Name

: Langval Infrastructure Private Limited

(b) Address

: 118, RAMCO Garden

New Bustand Road,

Thanjavur - 613 005

Contact No. 98429 23511, 99765 42222

Email ID - delango1984@gmail.com,

esklangval@gmail.com

(c) Registration certificate

: Certificate of Incorporation dated - 29.06.2018 Enclosed

(d) Main Objectives of the Company

: Construction

(e) Name, photograph and

Address of chairman of the

Directors etc.,

: D. Elangovan - Managing Director

E. Sujay Krishnaa - Director

E. Valli - Director

E. Sanjay Kumar - Director

C4, Langval Homes, 131, 7th Cross Street,

Arulanandha Nagar,

Thanjavur - 613 007



For Langval Infrastructure Private Limited

(Signature of D. Elangovan)

(D. ELANGO VAN)
Managing Director

(iii) PAN No

(iv) Name and address of the bank
Or banker with which account
In terms of section 4(2)(1)(D)
Of the Act will be maintained

: SBI - SME Branch,
Commercial Complex,
Kamla Subramanian Arcade,
Thiruchirappali Road,
Thanjavur – 613 007.

(v) Details of project land held
by the applicant

: An extent of site 6640 Sqft,
S.F No. 223/11, 234/29,
Plot No. 113 & 114, Ramco Garden,
New Bus Stand Road,
Thanjavur – 613 005.

(vi) Details of Approval obtained
from Various Competent
Authorities for commencing
the Project

: 1) Member Secretary (Incharge)
Local Planning Authority, Thanjavur
Planning Permit No.32/2020 dated – 15.07.2020

2) Building Plan permission from Local body
Building Plan approval No .71/2020 – 2021
dated – 18.07.2020

3) Building Permit / Building Sanction Plan

(vii) Brief details of the projects
Launched by the promoter in
The last 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 etc

: First Project

(viii) Agency to take up external
Development

: Self Development

For Langval Infrastructure Private Limited


(D.ELANGO) Managing Director

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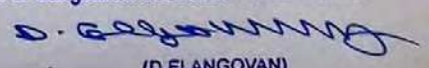
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- (ix) Registration fee by way of a Demand draft dated : SBI – SME Branch dated 21.01.2021 Demand Draft number 918473 for an amount of Rs. 33,400/- calculated as per sub-rule (3) of rule 3
- (x) Any other information the Applicant may like to Furnish : NIL

2. We enclose the following documents in triplicate , namely:-

- (i) Authenticated copy of the PAN card of the Promoter
- (ii) Audited balance sheet of the promoter for the preceding financial year
- (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
- (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
- (v) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the projects is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases:
- (vi) The Sanctioned plan, layout plan and specifications of the proposed project the phase thereof, and the whole projects as sanctioned by the competent authority
- (vii) The 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, solid and liquid waste management emergency evacuation services, use of renewable energy
- (viii) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees
- (x) The 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
- (xi) The number and areas of covered parking available in the project
- (xii) The number of open parking areas available in the project

For Langval Infrastructure Private Limited



(D.ELANGO)
Managing Director

- (xii) The number of open parking areas available in the project
- (xiii) Details of Undivided Shares pertaining to the project
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, If any, for the proposed projects
- (xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, If any and other professionals or key persons, if any associated with the development of the proposed project

Project Head / Registered Developer - Er.E.Sujay Krishnaa, B.E., M.Sc
Registered Developer No: 001 / RD / 17-12.2020
C4, Langval Homes,
131, 7th Cross Street, Arulanandha Nagar,
Thanjavur – 613 007
Ph. 99765 4222
Email Id – esklangval@gmail.com

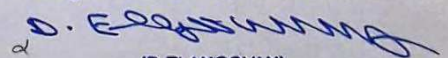
Registered Construction Engineer - Er.S.Vijay Ganesh
Registered Construction Engineer No.TJR/RCE/2020/0166
10, Sundaram Nagar, Pudukkotai Road,
Thanjavur – 613 005
Ph. 99944 44819
Email id - vijayganesh.selvam@yahoo.com

Registered Structural Engineer - Er.D.Amal Colins
Registered Construction Engineer No. 004-RSE-GRI
Plot No. 319, Philomina Nagar
4th Cross, N.K Road,
Thanjavur – 613 006
Ph. 99767 47711
Email id - amalcolins@gmail.com

Registered Architect - Er.K.Shanmathi
Registered Architect . CA/2018/104313
No. 10, Kulanthaiammal Nagar , 2nd Cross
Thanjavur – 613 007
Ph. 04362 231519
Email id – shanmathi.shanma@gmail.com

- (xvi) A declaration in FORM " B ".

For Langval Infrastructure Private Limited


(D.ELANGOVA)
Managing Director

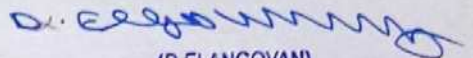
3. We solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

Dated:

Yours faithfully

Place: Thanjavur

For Langval Infrastructure Private Limited



(D.ELANGO)
Managing Director

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

