

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.



1

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

**Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600 008.**



Sir,

We hereby apply for the grant of registration of our project – M/s. **Devi Builders**
at Plot no. D, Perumal koil street, korattur, Chennai 600 080

I. The requisite particulars are as under:-

(i) Status of the applicant, whether Individual / Company / **Proprietorship firm** / societies / Partnership firm / competent authority;

2) In case of Individual

- | | |
|---------------------------------|---|
| (A) Name | : - Mr.P.R.Muthu |
| (B) Father's Name | : - Mr.P.K.Ramalingam |
| (C) Occupation | : - Builder |
| (D) Permanent Address | : - No.11/27, Amman koil street, Parktown, ch-3 |
| (E) Mobile Number &
Email id | : - 9840145991 / devibuilder@gmail.com |
| (F) Photograph | : - |



For **DEVI BUILDERS**

Proprietor

OR

3) In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name :
- (b) Address :
- (c) Copy of registration Certificate :
- (d) Main objects :
- (e) Email/ Phone No. :
- (f) Name, photograph and address of chairman of the governing body / partners / director etc.

Name :
 Father Name :
 Address :

3a) Details of Land Owner only in Case of Joint Venture

- (A) Name :
- (B) Father Name :
- (C) Occupation :
- (D) Permanent Address :
- (E) Photograph :

4) **PAN No: AFIPM8397R (1) : PUDUPADI RAMALINGAM MUTHU**

5) Copy of Patta & Sale deed/PLR. If the Applicant now Applied for Registration is different from the Planning Permit Obtained Applicant, Link Document Should be furnished along with Document Floor Chart: **Enclosed**

6) Copy of EC (from the date of PP approval to fifteen days before submission)
 : **Enclosed**

For **DEVI BUILDERS**

 Proprietor

7) Details of Approval obtained from Various Competent Authorities for commencing the Project:

- a) Copy of Planning permission Approval letter : Enclosed
- b) Copy of Planning permit : Enclosed
- c) Copy of One Set of approved plan with local body seal: **Enclosed**
- d) Copy of Building permit/Approval Letter from village Panchayat

II) Copy Of NOC and Clearence If Applicable

- a) DFRS FIRE SERVICE - NIL
- b) AAI – Airport- NIL
- c) IAF- Indian Air Force-NIL
- d) PWD/WRD-NIL
- e) Traffic Police- NIL
- f) Swimming pool –NIL
- g) ASI – Nil
- h) Revenue Department – Nil
- i) EIA- Nil

8) Form B - In Rs.20/- Stamp paper duly Signed by Promoter.

a) **Project Completion Date** - 01.01.2024

b) **Validity of Planning Permit.** – Enclosed

9) Total Project Cost (Land Cost – Market Value)+Development Charges (Infrastructure)+ Fees Paid Charges – enclosed

10) Audited balance sheet of the promoter for the preceding financial year:

*** DEVI BUILDERS : Enclosed**

11) Structural Stability Certificate with Design calculation : Enclosed

12) Geo Technical Report : Soil Test :- Enclosed

13) 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-

Enclosed the details in prescribed -Rera format

14) Original Certificate from The Bank as per the Format To be Enclosed (Sec.4(2)(1)(D) of the Act)(Format Available in Tn Rera Web Site) : Enclosed

For **DEVI BUILDERS**

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15. Project Address (S.NO/RS No./TS No./Door No) :- **No.440/3(Part)/ T.S.No.115/9 Door No.D, Perumal Koil Street, Korattur, Chennai 600 080**

16.) Registration Apply for (Specify the blocks)- Clearly to be mentioned- **Single Block**

17) Usage of building : **Residential**

18) Extent of the land in Sq.mtr (extent for which FSI permitted) : **310.23 sq.m**

19) Total Floor Area in Sq.Mt. For Which Registration Is Required Abstract for Each Category Residential, LIG, Other than LIG, Commercial

Total Area : **619.80 Sq mt**

Registration Fee

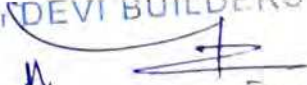
- (i) Residential – Upto 60 Sq.mtr :Rs.10/- per Sq.m
- (ii) Residential – Morethan 60 Sq.Mtr : Rs.20/- per Sq.m
- (iii) Other Category of buildings :Rs.25/- per Sq.m
- (iv) Commercial :Rs.50/- per Sq.m
- (v) Lay out (for saleable area) :Rs.5/- per Sq.m

Calculation Sheet Of Registration Fee To Be Attached: **Enclosed**

20) **Registration fee – UTR Number/Reference Number: DD No: Drawn at**

21) 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.:

Site Address	Project Detail	Current Status of the Project	Case Pending	Payment Pending
Velavan Flats No.54,Srinivasa Nagar, Kathirvedu, Chennai-66	Flats	Completed	Nil	Nil
Golden Enclave, Sirinium village, Red hills, Chennai	Villas	Completed	Nil	Nil
3G Enclave, Mahatma Gandhi Nagar, Puthagaram,Chennai.	Villas	Completed	Nil	Nil

For **DEVI BUILDERS**

 Proprietor

22) Plan of Development Works

i) Water Supply	: Bore water
ii) Sewage Disposal	: Sewage connection
iii) Solid waste	: Garbage
iv) Renewal Energy	: nil
v) Fire Fighting (MSB)	: Nil
vi) Emergency Evacuation service	: Nil

23) Location Details of Project Clear Demarcation of Land dedicated for the project along with its boundaries including the latitude and longitude of the endpoints of the project :

Latitude	13.1211330
Longitude	80.189614

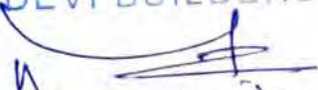
Map: **Enclosed**

24) Performa of the Allotment letter prescribed by the promoters if any, Sale Agreement and construction Agreement : **Enclosed**

25)

S.No.	Details	Contract Details	Architect /L.S	Structural Engineer	Remarks
1	Name	P.R.Muthu	C.Manikandan	S.Subhash Chandra Bose	
2	Firm Name	Devi Builders	Sri Venkateshwara planers		
3	Registration Details		GIII- RE303412019	RGNo. RSE200852019	
4	Certified in PP Application				

For **DEVI BUILDERS**


Proprietor

26) Detail of Facilities, Amenities /Infrastructure /Swimming Pool/ Parks etc as given In the Brochure. Each pages to Be Self Attested By the Promoter: **Not Applicable**

27) Stage Of Construction and Site Photos: **Enclosed**

28) Show Case Notice If Issued if any And If So , Copy Of Notice To Be Enclosed : **Not Applicable**

29) CD with all the above details in PDF format: **Enclosed**

For DEVI BUILDERS
Proprietor

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.

