

RE

REGULATORY RECORD

RERA Document

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



TNRERA/PBR/080/22

Project Security

Building (Form-A)

Layout (Form-A)

Weekly / Monthly Report

Layout

APPLICATION FOR REGISTRATION OF PROJECT

(Form-A) (Part-I)

STEP 1
PROJECTOR DETAILSSTEP 2
PROJECT DETAILSSTEP 3
UPLOAD DOCUMENTSSTEP 4
PAYMENT & CONFIRMATION

Promoter Details

Type of Promoter ☒ Company ☐ Firm Name 12150

Email ID ☒ legal@redmail.com

Mobile No. 1 ☒ 9443072798

Mobile No. 2 ☐ 9442121798

Landline No. ☒ 7 Address No.

Firm No. ☒ Plot No.

Plot No. ☒ Plot No.

Village ☒ Village

Taluk ☒ Taluk

District ☒ Thanjavur

State ☒ Tamil Nadu

Company Registration No. ☒ U78200TN0212PTC087325

Registration Certificate ☒ 04 AUG 2022

Details Of Directors / Partners

Director / Partner Name ☒ Vignesh Chandran

Email ID ☒ vigneshchandran@gmail.com

Mobile No. 1 ☒ 9443072798

Mobile No. 2 ☐ 9442121798

Address ☒ 1C, Sri Veda Vinayagar Apartment, Dabir Street, Kumbakonam-612001

State ☒ Tamil Nadu

District ☒ Thanjavur

Pincode ☒ 612001

Upload Photo ☒ 

Financial Indicators (Rs. in Lakhs)

Net Worth (Total Assets Less Liabilities) ☒ Net Worth (Total Assets Less Liabilities)

Taxes Paid - IT (GST/ST) ☒ Taxes Paid - IT (GST/ST)

Total Sales ☒ Total Sales

Net Profit / Loss ☒ Net Profit / Loss

Previous Project Details in Any State Including Tamil Nadu (Last 5 Years Only)

There is no previous projects

Project Name ☒ Acharya Flats

Address ☒ 55, Pachalappan Street, Kumbakonam

State ☒ Tamil Nadu

District ☒ Thanjavur

Pincode ☒ 612001

Building / Layout ☒ Building

Total Extent (Sq.m) ☒ 1298.29

No. of Units ☒ 40

Total FSI Area ☒ 1672.32

Type of Building ☒ Residential

Current Status ☒ Completed

Is the project registered with RERA ☒ Yes

RERA - Project Registration No. ☒ TN/13/Building/0205/2016 dated 20/06/2018

RERA - Project Registration Date ☒ 20/06/2018

If any case is pending, Please furnish the details ☒ Yes No

Usage

40 Flats @ Bhakthapur Street, Kumbakonam-612001

Site Extent (Sq.m)

1208.75

Residential

Stage of Construction

Not Yet Started

Survey No.

Survey No.

New Survey No.

New Survey No.

Old Survey No.

Old Survey No.

T.S. No.

SSS 889/4

R.S. No.

R.S. No.

Block No.

25

Ward No.

1

Flat No.

Flat No.

Door No.

Door No.

Plot No.

Plot No.

Floor, Street/Road Name

Bhakthapur Street

Village

Village

City/Town

Kumbakonam

Taluk

Taluk

State

Tamil Nadu

District

Thanjavur

Pincode

612001

Approval Details

PP Issued By

Member Secretary, Kumbakonam Local Planning Authority, TN Gc

PP Issued in the name of

Vignesh Chandran P Director Sri Veda Vinayagar Foundations P I

PP Approval Letter No.

32/2022

PP Approval Date

06/06/2022

Validity of PP

2022-06-05

Building License / Permit Issued by

The Commissioner, Kumbakonam Corporation

Building License / Permit Issued in the name of

Vignesh Chandran P Director Sri Veda Vinayagar Foundations P I

Building License / Permit No

105/BL/2022/00136

Building License / Permit Date

08/07/2022

PP Renewal Letter No

PP Letter Date

PP Renewal Letter Date

PP Renewal Letter Date

Validity of Renewal of PP

07/07/2027

NOCs / Clearance / Compliance

Clearance / NOC

DF&RS

Upload

Registration Applied for

Entire Project

Total No. of Blocks in the Project

1

No. of Blocks Applied Now

1

Floor Area < 60 Sq.M (Flat Area Excluding Proportionate Common Area)

Block Details

1

Floor Details

359.25

No. of Dwelling Units

10

FSI Area (Sq.m)

455.84

Floor Area > 60 Sq.M

Block Details

1

Floor Details

2229.45

No. of Dwelling Units

30

FSI Area (Sq.m)

2828.86

Commercial Floor Area

Not Applicable

to be Handed Over to the Association of Owners] as [Note: The above Structures to be Handed Over to the Association of Allottees]

Completion Date *

31/03/2024

Construction Cost *

80000000

Land Cost(Market Value) *

50000000

Other Cost *

10000000

Total Project Cost *

140000000

EC

Encumbrance Certificate from the date of approval of planning permission to RERA submission date *

Approval of Planning permission Survey No. As per Approved plan

Carpet Area Statement

Carpet Area Statement *

Plan of Development Works

Solid Waste Disposal by
(Collected by Flat Owners/Villa
Owners & Commercial

Corporation

Establishment) *

Solid Waste Disposal (Internal
arrangement Document) *

Water Supply Source *

Bore Water
Well Water
Corporation Supply
Municipality Supply
Others (Water Treatment)

Sewage Disposal by (Collected
from Apartments, Villas &
Commercial Establishment) *

Connected to main sewerage line maintained by TWAD / Corp

Renewable Energy If Applicable(Provision made in
terrace floor) *

Yes No

Fire Fighting & Emergency Evacuation services as
per MSB Norms for MSB's (ie., More than stilt + 5
Floors)? *

Yes No

Internal Roads *

Black Topped
Concrete
Pavement Blocks
others

Others *

Others

Project Bank Details

Bank Name *

City Union Bank

Branch Name *

Kumbakonam - Main

Separate Account No for the
Project *

510909610089/29

Bank Certificate *

2

State *

Tamil Nadu

District *

Thanjavur

Project Structural Engineer

Engineer Name *

P Rajamohan

Email ID *

rajstruct@yahoo.co.in

Mobile No. 1 *

9842474450

Mobile No. 2 *

9842474450

Address *

236, Marutham Nagar, New Housing Unit, Thanjavur-613005

Year of Registration as
Structural Engineer *

2006

Key Projects designed &
Completed

Key Projects Completed

Registration No. / License No. *

M-1610820

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

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

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

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.

