

RE

REGULATORY RECORD

RERA Document

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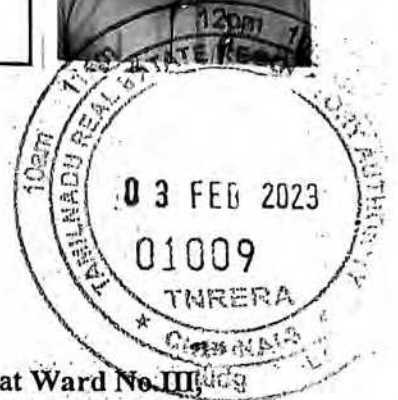
FORM 'A'
[See rule 3(2)]



APPLICATION FOR REGISTRATION OF PROJECT

To

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
No.1-A, CMDA TOWER – II, 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 Ward No. III, Block No.13, Old S.No.658 part, Old T.S.No.658/1part, New T.S.No.658/1R, "V.J.RAJ FLATS" Plot No.A-35, New Door No.24, Alagesan Nagar, Chengalpet, Gundur Village, Chengalpet Taluk and District.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of individual –

- (a) Name : Mr.R.Radhakrishnanandam
(b) Father's Name : Mr.Rathina Reddiar
(c) Occupation : Builder
(d) Permanent address : F.No.G-2, Meenakshi Flats, No.25/11, Mannar St., T.Nagar, Chennai - 600 017.
(e) Photograph : Attached.

AND

- (a) Name : Mr.S.Venkatesan
(b) Father's Name : Mr.Sriramulu
(c) Occupation : Manager
(d) Permanent address : Flat No.S-2, Vasantha Flats, Door No.16, Bajanai Koil Street, Velachery, Chennai – 600 042.

- (e) Photograph : Attached
(f) PAN No. : ACDPV7052J

8056088883

86n6on@gmail.com.

OR

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

- (a) Name : M/s.R.K.N. Construction.
(b) Address : F.No.G-2, Meenakshi Flats, No.25/11, Mannar St., T.Nagar, Chennai - 17.
(c) Copy of registration certificate : Attached.
(d) Main objects : Business
(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

For R.K.N. CONSTRUCTION

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(iii) PAN No.AAIPR4339P

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(i)(D) of the Act will be maintained Kotak Mahindra Bank, T.Nagar Branch, Chennai. Pin code. 600 017. A/c. No.

(v) Details of project land held by the applicant, "V.J.RAJ FLATS" Plot No.A-35, New Door No.24, Alagesan Nagar, Chengalpet, Gundur Village, Chengalpet Taluk and District.

(vi) 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. Nil.

(vii) Agency to take up external development works _____ Local Authority / Self Development;

(viii) Registration fee by way of a demand draft dated 28.03.2022. drawn on Kotak Mahindra Bank, T. Nagar Branch,, bearing No.810421, for an amount of Rs.24520/- Calculated as per sub-rule (3) of rule 3;

(ix) Any other information the applicant may like to furnish.

2. I/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 and income tax returns of the promoter for three preceding financial years;
- (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) 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 agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;
- (vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;

G. J. S.

For R.K.N. CONSTRUCTION


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,
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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.

