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REGULATORY RECORD

RERA Document

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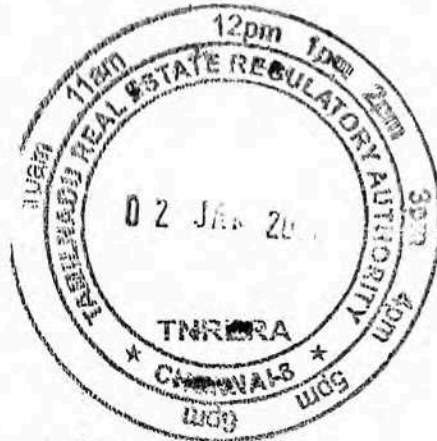
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FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

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



Sir,

We hereby apply for the grant of registration of our project "**ROHINI PLATINAA**" to be set up **168, TRUNK ROAD, T.V.KOVIL, Taluk Srirengam,** 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 PLATINAA
	(b) Address	168, TRUNK ROAD, THIRUVANAI KOVIL, SRIRENGAM, Tiruchirappalli, Tamil Nadu, 620005
	c) Copy of registration certificate	Enclosed

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e) Name, photograph and address of the partners



Managing Partner : M. ANAND
Flat No: T1 AA26, ROHINI GRAND,
SIVAPRAKASAM STREET, ANNA NAGAR,
TENNUR, Tiruchirappalli, Tamil Nadu, 620017



Partner : LATHA ANAND
Flat No: T1 AA26, ROHINI GRAND,
SIVAPRAKASAM STREET, ANNA NAGAR,
TENNUR, Tiruchirappalli, Tamil Nadu, 620017



Partner : TRISHA ANAND
Flat No: T1 AA26, ROHINI GRAND,
SIVAPRAKASAM STREET, ANNA NAGAR,
TENNUR, Tiruchirappalli, Tamil Nadu, 620017

Email id

rohiniplatinaa@gmail.com

Contact phone number

99655-85661 (MANAGING PARTNER)

(iii)

PAN No

ABBFR4233N

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(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	
	- Bank Name	CITY UNION BANK
	- Branch Name	THILLAI NAGAR
	- IFSC code	CIUB0000263
	- Account Number	510909010206056
	- Bank Address	CITY UNION BANK LTD., THILLAINAGAR, TRICHY BRANCH C-28, 11th Cross, Thillai Nagar, Tiruchirappalli - 620 018.
	- A Certificate from the Bank to be enclosed	Enclosed
(v)	Details of project land held by the applicant	ROHINI PLATINAA 168, TRUNK ROAD, THIRUVANAI KOVIL, SRIRENGAM, Tiruchirappalli, Tamil Nadu, 620005
	- Address of the project	
	- Plot bearing no / CTS no / Survey no / final plot no	T.S No 2189 / 10A, 10B, 36 & 37
	- Registration Applied for (Specify the Blocks)	SINGLE BLOCK
	- Usage of the Building : Residential / Commercial	Residential / Commercial
	- Extent of the Land in Sq.mtr	1893.67 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	
(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	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	<i>Enclosed</i>
(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	<i>Enclosed</i>
(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	<i>Enclosed</i>
(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 development 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; (A)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 project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanctioned plan, partial completion certificate for each of such phases:	<i>Enclosed</i>
(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	<i>Enclosed</i>

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(vii)	The Plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, sewage deposit, solid waste disposal, emergency evacuation services, and use of renewable energies applicable.	<i>Enclosed</i>
(viii)	The 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	<i>Enclosed</i>
(ix)	Proforma of the allotment letter, agreement for sale and construction agreement	<i>- NA -</i>
(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;	<i>Carpet Area Statement Enclosed</i>
(xi)	Number and areas of covered car parking	<i>24</i>
(xii)	Number and areas of open car parking	<i>2</i>
(xiii)	Details of Undivided shares pertaining to the project	<i>UDS Details Enclosed</i>
(xiv)	Names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	<i>- NA -</i>
(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	<i>Enclosed</i>
(xvi)	a declaration in Form 'B'	<i>Enclosed</i>

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

Dated: 19.12.2022

Place: Trichy

Yours faithfully,

For ROHINI PLATINAA

[Signature]
Managing Partner

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.

