

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

K/K
15/10/18

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DD need

FORM 'A'

[See rule 3 (2)]

3120



APPLICATION FOR REGISTRATION OF PROJECT

To

Entry 1

Tamil Nadu Real Estate Regulatory Authority,

No 1-A, CMDA-II, First Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai-600008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Sri Lakshmi Nagar, Paruthi Kollai, Uthiramerur, Uthiramerur Taluk, Kanchipuram District, and Tamil Nadu.

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

(b) Father's Name

(c) Occupation

(d) Permanent address

(e) Photograph

OR

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

(a) Name

Lands India Developers Pvt Ltd.

(b) Address

; A3/3, AIS Housing Complex,

West Natesan Nagar,

Virugampakkam, Chennai-600092

Palanivellimanickam@gmail.com

Ph.; 9940577753

(c) Copy of registration certificate

; Enclosed

(d) Main objects

i. To purchase any land, plots of land or immovable property and to develop and construct thereon residential, commercial complex for sale or self-use or rental income

ii. To purchase any movable or immovable property, to divide the same into suitable plots and rent or sell the plots.

iii. To purchase, sell and otherwise to carry on the business such as builders, contractors, architects, engineers, estate agents, decorators and surveyors.

iv. to construct ,execute roads, railways, tramways, docks, harbors, markets and other buildings, to apply for purchase or otherwise acquire any contracts in relation to the construction, execution etc. .

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.



S.V.Pazhani

Managing Director/Chairman

A3/3, AIS Housing Complex,

West Natesan Nagar,

Virugampakkam, Chennai-92



P.Santhi

Director

(iii) PAN No.

; AACCL6247P, Enclosed.

(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

; Indian Bank, CA 61989227150,

IFS code; IDIB000K164,

Koyembedu, Chennai-600092

(v) Details of project land held by the applicant

: Sri Lashimi Nagar,

Paruthi Kollai -603107,

Uthiramerur,

Taluk Uthiramerur,

District Kanchipuram.

(vi) Details of Approval obtained from various agencies

a) Copy of Planning Permission Approval Letter; Enclosed

b) Copy of Local Body Approval Letter ; Enclosed

(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

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.

