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REGULATORY RECORD

RERA Document

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FORM-A

CD Recd.
Payment



APPLICATION FOR THE REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority,
Tamilnadu,
Chennai.

L. DEVARAJ

9003049444

Priyathenu@gmail.com



Sir,

I hereby apply for the grant of registration of my project:-Maha Lakshmi Nagar to be setup at S.No: 307/2, Kannapalayam Village, Poonamallee Panchayat Union, Poonamallee Taluk, Tiruvallur District.

1. The requisite particulars are as under;-

(i) Status of

the Applicant : Individual

- a) Name : L.DEVARAJ
- b) Mobile : 9003049444
- c) Father's Name : A.V.LOGANATHAN
- d) Occupation : Vegetable Merchant & Commission Agent
- e) Permanent Address : #105, Fourth Street, T.S.Krishna Nagar, Mugappair East, Chennai-600037.

(iii) PAN No : AUOPD5973H

(iv) Name of Bank : IDBI BANK, Mugappair Branch,

S.B A/c No: 0300104000135481

IFSC CODE: IBKL0000300

(v) Details of Project Land

Held by the applicant : Power of Attorney

(vi) Details of Approval Obtained from Various Competent Authorities for commencing the Project:

a) C.M.D.A Regularisation

2017 Approved No : P.P.D/L.O No: 06/2018DT 27-02-2018

b) Special Officer,

Kannapalayam Village Panchayat,

Poonamallee Panchayat Union: 152/2018 DT: 15-03-2018

(vii) Brief Details of the project

Launched by the promoter

In the last five years : 1. Layout Name:- MAHALAKSHMI

Nagar

Village Name:- Kannapayam

(viii) Agency to take up external

Development works : NA

(ix) Registration fee by way of a demand ^{NEFT} draft dated 15/11/18 drawn on Andhra bank bearing no ANDBN18227714123 for an amount of Rs 54,500/-

(x) Any other information the applicant may like to furnish: NA

2. I 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;
- (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) 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;
- (vi) The location detail of the project, with clear demarcation of land dedicated for the project along its boundaries including the latitude and longitude of the end points of the project;
- (vii) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (viii) A declaration of FORM-B

3. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge.

Dated:

Place : Mugaipair East



Yours faithfully,

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,
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+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.

