

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.

FORM – A
[See Rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority,
No. 1-A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, CHENNAI – 600 008.

Sir,

We hereby apply for the grant of registration of our project (Layout) to be setup at S.No. 171/2A & 171/2B of Vandalur Village, Kattankolathur Panchayat Union, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu State.

1. The requisite particulars are as under:

(i) Status of the Applicant – Partnership.

(ii) I. (a) Name : G.P. RAMAN -
(Registered Power of Attorney Holder
for the Land Owners of
Mrs. S. ABINAYA & Mrs. K. KALPANA)

(b) Father's Name : Govindasamy (late)

(c) Occupation : Business

(d) Permanent address : No. 16/23, Second Cross Street,
Kalyan Nagar, West Tambaram,
CHENNAI – 600 045.

Contact No. : 94444 03809

E Mail I D : sriramgrn46@gmail.com

(p) Photograph :



G.P. Raman
Deep

- (ii) 2. (a) Name : D. RAJENDRAN,
(b) Father's Name : Deivasigamani (late)
(c) Occupation : Business
(d) Permanent address : No. 9, Chetty Street, Walajahbath,
Kancheepuram Taluk & District.

Contact No. : 94432 55521

E Mail I D : mdmfuels@gmail.com

(p) Photograph :



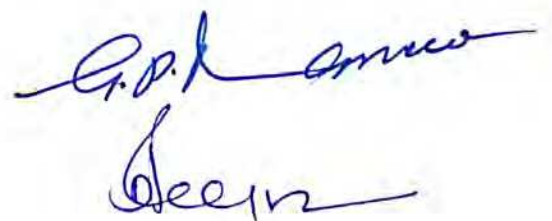
- (iii) PAN No. of Thiru. G.P. RAMAN - AAAPR5305D
PAN No. of Thiru. D. RAJENDRAN - AAFPR2071K

- (iv) Name and address of the Bank – INDIAN BANK
WALAJABAD BRANCH,
9, Anna Nagar, Behind Bus Stand
Walajabad – 631 605.

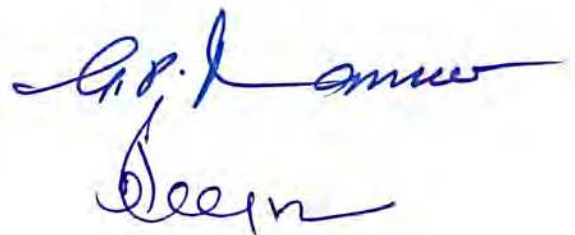
Account No. : 6823834879

G.P. Ramani
Deen

- (v) Details of the Project Land held by the Applicant – Layout of house Sites in S.No. 171/2A, & 171/2B of Vandalur Village, Kattankulathur Panchayat Union, Chengalpattu Taluk, Kancheepuram District.
- (vi) Details of Approval :
- 1) Layout Approval by C.M.D.A. vide P.P.D./L.O. No. 7/2019, in Letter No. L1/9702/2018., Dated : 11.01.2019.
 - (vi) 2) Layout approved by The Special Officer, Vandalur Special Grade Panchayat, vide Approval No. 1/2019, Dated :28.02.2019.
- (vii) Brief details of the projects launched by the promoter in the last five years – Nil -
- (viii) External Development works – Self Development – Formation of Roads and Rain Water Chambers Completed.
- (ix) Registration fee by way of a demand draft dated : 08.11.2019 drawn on Indian Bank, Wallajabath Branch, bearing No. 075484 for an amount of Rs. 22,800/- (Rupees twenty two thousand and eight hundred only) calculated as per sub-rule (3) of rule 3;
- (x) Any other information – No
2. We enclose the following Documents Namely :-
- (i) Authenticated copy of the PAN CARD of the Promoter.
 - (ii) Audited Balance Sheet of the Promoter for the proceedings financial year.
 - (iii) Copy of the Legal Title Deed reflecting the title of the Promoter.
 - (iv) The Details of Encumbrances on the Land.
 - (v) Copy of the ownership document enclosed.
- (A) Not applicable
- (vi) Copy of the CMDA Approved Layout, Planning Permit and Approval Letter from the S.O., Vandalur Special Grade Panchayat – enclosed.



- (vii) The Plan of Development works – Completed.
- (viii) The Location Details – Extract of Google Map Enclosed.
- (ix) The proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; – Not Applicable.
- (x) The 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; – Not Applicable.
- (xi) The number and areas of covered parking available in the project; – Not Applicable.
- (xii) The number of open parking areas available in the project; – Not Applicable.
- (xiii) Details of Undivided Shares pertaining to the project; – Not Applicable.
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; – Not Applicable.

A handwritten signature in blue ink, appearing to read 'G. J. Kumar' followed by a surname, possibly 'Deen'.

(xv) The Name and Address of the Engineer :

Thiru. R. Ganesan, B.Tech.,
No. 6/28, Kamarajar Street,
Tambaram West,
CHENNAI – 600 045.
PH : 94442 50437

e-mail ID : royal planners 2013@g.mail.com.

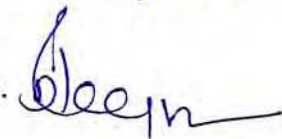
(xvi) a Declaration in Form B – Enclosed.

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

Yours faithfully,

Date :

Place :

1. 
2. 

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.

