

RE

REGULATORY RECORD

# RERA Document

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BY POST

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority  
No.:1A, I floor, Gandhi Irwin Bridge Road,  
Egmore, Chennai,  
TamilNadu. PIN - 600 008.



6205

Sir,

I hereby apply for the grant registration of my project of Sub-Division of residential plots set up at **Chettinaickenpatty Village, Dindigul West** Taluk, **Dindigul** District, **TamilNadu** State.

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 : **K.SIVAKUMAR**  
(b) Father 's Name : **Mr.D.KIRUBAKARAN**  
(c) Occupation : **Business**  
(d) Permanent address : **Door No.:2, Katcheri Street, Dindigul- 624001**  
(e) Photograph :



*K. Sivakumar*  
Page 1 of 4

(iii) PAN No.: ARMP55259C;

(iv) Name and address of the bank or banker with account in terms of section 4(2)(1)(D) of the Act will be maintained:

**INDIAN BANK, Dindigul branch.**

(v) Details of project land held by the applicant: **S.F.No.: 498/6B1, 7, 8B1 and 9A2 in Chettinaickenpatty Village, Dindigul West Taluk, Dindigul Dist.,** (Complete details attached as 'Project Details'))

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

- a) Planning Permission / Technical Approval by 'Member Secretary, Dindigul Local Planning Authority' - (Attached)
- b) Final Approval by 'The President, Chettinaickenpatty Village Panchayat', Dindigul Panchayat Union - (Attached)

(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 said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

*Not Applicable as this is the First Project*

(viii) Agency to take up external development works: **Chettinaickenpatty Local Authority** (exact Authority or any agreement to the Authority)/Self Development;

Formation of Black top roads, Drainages are already completed by the Registered Developer of the Project and also have paid 'Panchayat Development fees' to local body for further developments when and where required. -Local body has also confirmed the same in attached 'Final approval Proceedings' and the content is highlighted for perusal.

(ix) Registration fee paid through **NEFT / dated 29.10.2020** to "TAMIL NADU REAL ESTATE REGULATORY AUTHORITY" vide NEFT **Reference No.: 203292816376289** from Canara Bank for an amount of **Rs.6500 /-** Calculated as per sub-rule (3) of rule 3 and also have attached Fees calculation workup and NEFT acknowledgement.

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

2. I enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter; (Attached)

(ii) Audited balance sheet of the promoter for the preceding financial year, (Attached) *K. Sankaranarayanan*

- 9 -

(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;

*Self Owned land. Purchase deed, Patta, Chitta Adangal & A-Register are attached.*

(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;

*Self Owned land. Attached EC from 01.08.2014 (since purchase of the land) to till date*

(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:

*Not Applicable as this is the case of self owned land*

(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 sanction plan, partial completion certificate for each of such phases;

*Not Applicable as this is the case of Sub-division*

(vi) The sanctioned plan, layout plan and specifications of the proposed project or the phase there of, and the whole project as sanctioned by the competent authority;

*Attached the Sub-division Plan Sanctioned by the competent Authorities*

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities ,drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

*As this is only the case of Sub-division of residential plots. The development works mandated in approval norms are already executed. Black topping of road and drainage formations are completed as required and directed by competent authorities of plan approval. Other development works will be carried out by local body in future when and where required. Panchayat Development fees paid as demanded by local body for the same. Local body has also confirmed the same in attached 'Final approval Proceedings' and the content is highlighted for perusal.*

Viii) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;

*K. Suresh Kumar*  
Page 3 of 4

Viii) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;

*The 'KEY PLAN' of the site in which Project boundaries are duly demarcated with latitude & longitude. Also attached FMB where site field is highlighted. More details given in 'Project location details' attachment.*

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

*Not Applicable as this is only the case of Sub-division of residential plots and the plots are ready for sale and the sale to be registered then and there*

(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 as this is the case of 'Sub-division' of residential plots.*

(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 the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project: ***Details of Registered Developer and Registered Engineer are Attached***

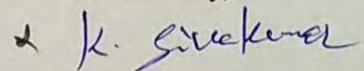
(xv) Declaration in FORM 'B': *Attached*

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

Dated: 31.10.2020

Place: DINDIGUL

Yours faithfully,



(K.SIVAKUMAR)

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

