

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority
Chennai Metropolitan Development Authority Tower 2,
Langs Garden Road, Ansari Estate,
Egmore,
Chennai,
Tamil Nadu - 600008

Sir,

I hereby apply for the grant of registration of my Layout project to be set up at 'NALMEIPPAR NAGAR EXTENSION' to be set up in 2475 Sq.Mts. of lands in old S.No.1027/11Part, 1027/12, Patta No., of Chatrampudukulam Village, Tachanallur Ward, Tirunelveli Town, Ward A, Block No.39, New Town Survey No.81/12B1, Tirunelveli Corporation, Tirunelveli District Tamil Nadu State, situated within the Registration District of Tirunelveli and Sub-Registration Office of Tirunelveli Joint1.

1. The requisite particulars are as under:-

(i) Status of the applicant, Individual / company / proprietorship firm / societies / partnership firm / competent authority: INDIVIDUAL

(ii) In case of individual -

- | | |
|-----------------------|--|
| (a) Name | Mrs.SUMITHA SURESHBABU |
| (b) Father's Name: | Mr.Iyappan Sankaran |
| (c) Occupation | Private Service |
| (d) Permanent address | 21, North Street, Sindhu Poondurai,
Tirunelveli, Tamil Nadu -627001 |

(e)



OR

In case of INDIVIDUAL / societies / trust / companies / limited liability partnership / competent authority -

- | | |
|--------------------------------------|---------------------|
| (a) Name | NOT APPLICABLE (NA) |
| (b) Address | NA |
| (c) Copy of registration certificate | NA |

S. Sumitha

- (d) Main objects NA
 (e) Name, photograph and address of chairman of the governing body / partners / directors etc. NA

(iii) PAN Number: AVYPS2520E;

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained : Canara Bank, Tirunelveli Junction Main Branch, Address: PB.34,41-B, Ettaiyapuram Raja Buildings, By-Pass Road, Tirunelveli Junction 627001, Tamil Nadu

(v) Details of project land held by the applicant ; The Land to the extent of 2475 Sq.Mts. of lands in old S.No.1027/11Part, 1027/12, Patta No., of Chatrampudukulam Village, Tachanallur Ward, Tirunelveli Town, Ward A, Block No.39, New Town Survey No.81/12B1, Tirunelveli Corporation, Tirunelveli District Tamil Nadu State, situated within the Registration District of Tirunelveli and Sub-Registration Office of Tirunelveli Joint1.

(vi) Extent of Land in Square Meters

T.S. NO.	SUB DIV NO.	PATTA	Extent in Sq.Mts.	REGN. NO.	DOC
81	12B1		2475		Settlement Deed No.1421 of 2015 Dt.28.10.2015

(iii) Extent of Land in Square Meters. :-

PARTICULARS OF AREA IN	SQ.MT S
EXTENT	
TOTAL EXTENT	2475.00
ROADS	540.28
AREA FOR LOCAL GOVERNMENT	33.88
GIFTED TO TANGEDCO	25.00
PUBLIC PURPOSE AREA -PARKS	
EWS PLOTS	
Sply and Nooks and Corners	3.00
OTHER PLOTS	1,872.84

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(vii) Details of Approval obtained from Various Competent Authorities for commencing the Project;

1. Tirunelveli Local Town Planning Approval Vide their Ref.No.2951/2020 dated 18/06/2021

2. Layout approved by Commissioner, Tirunelveli Corporation, vide Plan Approval No. GP1/7159/2019 dated 02.08.2021.

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.

NONE;

(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self



Development; -SELF DEVELOPMENT (WORK COMPLETED)
(ix) Registration fee by way of a demand draft dated _____ drawn on _____ bearing no. _____ for an Rs.7120/- calculated as per sub-rule (3) of rule 3; PAID BY ONLINE TRANSFER FROM Canara Bank, Tirunelveli Main Junction Branch- UTR NO. _____ DATED FOR RS.9380/=.

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

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

- (i) authenticated copy of the PAN card of the promoter;
- (ii) Income Tax Return of the promoter for the preceding financial year ended 31.03.2020;
- (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; - COPIES OF PATTAS (SLR) ENCLOSED

LINK DOCUMENTS:-

Gift Deed No.492/2021 dated 12/04/2021 gifting total of 599.16 Sq.meters of road 540.28 sq.mts, Public Purpose Area 33.88 Sq.Mts and TANGEDCO Areas 25 Sq.Mts to the Municipal Corporation of Tirunelveli.

- (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; - ONLINE EC ENCLOSED
- (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; LAND OWNER IS THE PROMOTER.
(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 plan, partial completion certificate for each of such phases; NOT-APPLICABLE

- (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; LAYOUT APPROVAL ATTACHED
- (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; DOES NOT APPLY

(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 plan, partial completion certificate for each of such phases; NOT-APPLICABLE

- (viii)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; LAYOUT APPROVAL ATTACHED
- (ix) 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; DOES NOT APPLY
- (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; ATTACHED
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; FORMAT ADOPTED FROM TN -RERA RULES.
- (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; NA
- (xii) the number of open parking areas available in the project; NA
- (xiii) Details of Undivided Shares pertaining to the project; NA
- (xiv)the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; NA

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- (xv) 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;

LICENCE SURVEYOR: A.RAJU

L.S.NO. Regn. No. RE/GR II/TVL/MARCH/2091

ADDRESS: No., 8/34B, SANKARAN KOIL MAIN ROAD,
OPP.:THACHANALLUR POLICE STATION
CHATHIRAM-PUDHUKULAM,TIRUNELVELI-627358,
Phone : +91-44-, Mobile No: +91-9842658964
sujistructuralconsultants@gmail.com.

ALL INFRA DEVELOPMENT WORK COMPLETED

- (xvi) a declaration in FORM 'B' in Rs.20/- Non-Judicial Stamp Paper duly signed by the Promoter Attached.

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

Dated: 12.08.2021

Place: Chennai

Yours Faithfully

SUMITHA SURESH BABU



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.

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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.

