

RE

REGULATORY RECORD

RERA Document

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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.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.



Sir,

I **Jeya Shanmugaraja** hereby apply for the grant of registration of my project to be set up at **Kumaragiri Village, Thoothukudi Taluk, Thoothukudi District, State Tamil Nadu.** Survey Nos: **452/1A, 452/2A, 453/1.**

1. The requisite particulars are as under:-

- i. Status of the applicant individual.
- ii. In case of individual -

- a. Name
- b. Father's Name
- c. Occupation
- d. Permanent Address

A.Jeya Shanmugaraja
Alaguraj Nadar
Agriculture
2/34, North Street,
Kulayankarisal Village
Thoothukudi Taluk,
Thoothukudi-628103

e. Photograph

Cell NO: **9791994449.**

E. Mail ID
vsajsr@gmail.com



*For any
details*

9443657399.

iii. PAN No. **ATZPJ0346G**

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
Tamil Nadu Mercantile Bank Ltd. D.NO 738, KHIVRAJ MANSION
Ground floor, ANNASALAI, Mount Road,
CHENNAI - 600 002.

A/c No: 096100710400290

AT-5

- v. Details of project land held by the applicant S.No.452/1A, Area 0.42.00 Ares, S.No.452/2A, Area 0.83.50 Ares, S.No.453/1, Area 0.53.50 Ares in Kumaragiri Village, Thoothukudi Taluk, Thoothukudi District.
 - vi. Details of Approval obtained from various competent authorities for commencing the Project
 - a) ந.க.எண்.283/2021 தூமாஅ-1. நாள் 29.03.2021, தூத்துக்குடி உள்ளூர் திட்டக்குழுமம் மற்றும் தூத்துக்குடி மாவட்ட நகர் ஊரமைப்பு அலுவலகம், தூத்துக்குடி.
 - b) ஊ.ம.ந.க.எண்.05/2021-22, நாள்.27.08.2021, ஊராட்சி மன்ற தலைவர், குமாரகிரி ஊராட்சி, தூத்துக்குடி ஊராட்சி ஒன்றியம்.
 - 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. - Nil -
 - viii. Agency to take up external development works Self Development;
 - ix. Registration fee by way of a demand draft dated 21.09.2021 drawn on CHENNAI SERVICE Branch bearing no. 50L415196 for an amount of Rs. 50,700/- calculated as per sub-rule (3) of rule 3;
 - 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.
 - 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; - NIL -
 - 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. 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;
 - vii. Not Applicable.
 - 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.

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- ix. Not Applicable
x. Not Applicable
xi. Not Applicable
xii. Not Applicable
xiii. Not Applicable
xiv. Not Applicable
xv. Not Applicable
xvi. A declaration in FORM 'B' - Submitted

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

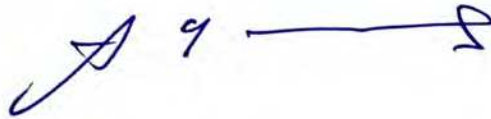
Dated: 24.9.2021

Place: CHENNAI - 8

Yours faithfully,



Signature of the Applicant



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.

