Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
6110
5 OCT 2021
TNRERA
CHENNAI

(1)

**FORM**
**[See rule 3 (2)]**



## APPLICATION FOR REGISTRATION OF PROJECT

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No.1A , 1st Floor, CMDA Tower II,
Gandhi Irwin Bridge Road,
Chennai-600008.

Sir,

I/We hereby apply for the grant of registration of my Layout to be set up at **Perumalagaram Village,Needamangalam (TK),Thiruvarur (DT),in RS.NO:119/1, 119/16 by the name of " LAXMI NAGAR"**

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: **S.K.M.BHASKARAN**
- (b) Father's Name: **S.KALIYAMOORTHY**
- (c) Occupation: **BUSINESS**
- (d) Permanent address: **2/559,NORTH STREET, PATHOOR,KORADACHERI-613703, NEEDAMANGALAM(TK), THIRUVARUR(DT).**
- (e) Photograph

(iii) PAN No. **AVCPB2473R**;

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained **Indian Bank, Koradacheri Branch**;

(v) Details of project land held by the applicant:

**The layout has been formed in RS.No.119/1, 119/16 in Perumalagaram Village, Needamangalam(TK),Thiruvarur(DT)-613703. The land is owned by the promoter(power agent) having been acquired through the General power document 10/2012 dated 20.03.2012, executed before SRO Needamanagalam**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project_____;

**The project is for development of 766.07 sq/m and has been approved by DTCPvide approval order No:DTCP(TVR)21/2021 dated 30.03.2021 and BDO Koradacheri by letter No: 2160/2020/A3 dated20.05.2021 (Copies of DTCP and BDO orders enclosed).**

(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**;

(viii) Agency to take up external development works_____Local Authority (exact Authority or any agreement to the Authority) / Self Development;

**All Roads have been formed and gifted to the Perumalagaram Village panchayat by gift deed No. 1568/2012 dated 21.08.2012, 650/2021 dated 22.03.2021, executed before the SRO Needamangalam. The Village Panchayat is expected to complete the development works in future. The Roads will be laid through self-development.**

(ix) Registration fee by way of a demand draft dated **28.09.2021** drawnon **Indian bank, Koradacheri Branch** bearing no.**460708** for an amount of Rs,**3831**/- calculated as per sub-rule (3) of rule 3;

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

2. I/we enclose the following documents in triplicate, namely:-
Authenticated copy of the PAN card of the promoter;

**Copy enclosed**

**(i) Audited balance sheet of the promoter for the preceding financial year;**

**Copy enclosed**

(ii) 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;

**Copy of purchase document and chitta enclosed**

(iii) 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;

**The EC for the property up to date is enclosed.**

(iv) where the promoter is not the owner of the land on which developmentis proposed details of the consent of the owner of the land along with acopy 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;

(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;

(v) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by thecompetent authority;

**The project is for layout development owned by the promoters for which permissions from DTCP and BDO Koradacheri have been obtained. Please refer copies enclosed.**

(vi) 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;

**The DTCP and Village Panchayat have collected development fees under The Regularization Scheme 2017 as stipulated in G.O. No. 78 dated 04.05.2017 and G.O.No.172 dated 13.10.2017 and are expected to complete development as per their Schedule**

(vii) the location details of the project, with clear demarcation of landdedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;

**Google Map enclosed**

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

**Not applicable**

(ix) 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**

(x) the number and areas of covered parking available in the project;

**Not applicable**

(xi) the number of open parking areas available in the project;

**Not applicable**

(xii) Details of Undivided Shares pertaining to the project;

**Not applicable**

(xiii)the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed 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;

**Not applicable**

(xv) a declaration in FORM 'B'.

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

Dated: 01-10-21
Place: Koradacheri

Yours faithfully,
Signature and seal of the applicant(s)

Total Project cost = Rs. 5000000/-

THE LANDLENS SUITE

# 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**

FREE TOOLS · NO ACCOUNT NEEDED

# 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

Verified RealEstate™

# 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.