

RE

REGULATORY RECORD

RERA Document

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Form 'A'
[See Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT



To
The Tamil Nadu Real Estate Regulatory Authority
(TNRERA) No. 1A, First Floor
Gandhi Irwin Bridge
Road Egmore
Chennai 600008.

Sir,
I hereby apply for the grant of Registration of my Project to be
set up at

Survey Nos. **686/1A1, 686/1A2 part, 692, 693/1, 693/3A, 693/5A**
Village **PILATHU**
Block **VADAMADURAI**
Taluk **VEDASENDUR**
District **DINDIGUL**
State **TAMILNADU**

(1) The requisite particulars are as under :

(i)	Status of the Applicant (Whether Individual/Company/Proprietorship Firm/ Societies/Partnership Firm/Competent Authority)	INDIVIDUAL
(ii)	In the case of Individual :-	
	(a) Name	V. NALINI
	(b) Father's Name	RAMALINGAM
	(c) Husband's Name	VENKATACHALAPATHY
	(d) Occupation	HOUSEWIFE
	(e) Permanent Address	409, VGN Imperia Phase-4 VGN Mahalakshmi Nagar Perumal Agaram Thiruverkadu Chennai 600077.

V. Nalini
V. NALINI

	(f) Contact No.	94434 25715 / 87544 15309
	(g) E-mail ID	chlpthy@yahoo.com
	(h) Photograph	
	OR In case of Firm/Societies/Trust/Companies/ LLP/Competent Authority	NOT APPLICABLE
(iii)	PAN No.	ATGPN7042N
	AADHAAR Card	3861 9648 1505
	Passport No.	P8805628
(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	CITY UNION BANK LTD., Thiruverkadu Branch Plot 14 & 15, Lingeswar Nagar Thiruverkadu Chennai 600077. Current A/c 510909010175132
(v)	Details of Project land held by the applicant	See below
	Survey Nos.	686/1A1, 686/1A2 part, 692, 693/1, 693/3A, 693/5A
	Village	PILATHU
	Block	VADAMADURAI
	Taluk	VEDASENDUR
	District	DINDIGUL

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(vi)	Details of Approval obtained from various Competent Authorities for commencing the Project	See below
	(1) Registration for Regularization of Unapproved Plots & Layouts - Registration No. DTCP/L/0074976/2017 dated 08/04/2018 - Registration Fees Rs. 26,000.00 paid on 08/04/2018 (2) Letter of Approval No. 2818/2018 dated 10/09/2018 from - Town Planning Deputy Director 4, Hakkim Ajmalkhan Road, Chinnachokikulam, Madurai. (3) PILATHU Panchayat Resolution No. 86 dated 30/10/2018 (4) The Common Areas such as OSR and South-North common pathway was registered to Government by - a GIFT DEED - Document 4711/2018 dated 29/11/2018 (5) Regional Deputy BDO Enquiry Report dated 10/12/2018 from - Smt. Vijayalakshmi Regional Deputy BDO (Region 1) Panchayat Union Vadamadurai. (6) Proceedings of BDO - No. 825/2016/P1 dated 13/12/2018 - Smt. P. Guruvanantham Special Officer BDO - Vadamadurai. (7) PLOT LAYOUT PLAN - Approval No. 510/2018 dated 10/09/2018 - Proceedings of BDO - No. 825/2016/P1 dated 13/12/2018	
(vii)	Brief details of the Projects launched by the promoter in the last 5 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

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(viii)	Agency to take up external development works _____Local Authority (exact Authority or any agreement to the Authority) / Self-Development	Self-Development (No external development work to be undertaken)
(ix)	Registration Fees by way of a Demand Draft, calculated as per Sub-rule (3) of Rule 3	Demand Draft dated 8/10/2021 drawn on CITY UNION BANK LTD., (Thiruverkadu Branch) bearing No. 00011310 for an amount of Rs. 26,800/=
(x)	Any other information, the applicant may like to furnish	My letter dated 20/11/2011

(2) I enclose the following documents in triplicate, namely ;

(i)	authenticated copy of PAN Card of the promoter ;	PAN Card & AADHAAR Card enclosed in Page No. 7
(ii)	audited Balance Sheet of the promoter for the preceding Financial Year ;	Balance Sheet as on 31.3.2019, Balance Sheet as on 31.3.2020 & Balance Sheet as on 31.3.2021 enclosed in Page Nos. 79-88
(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 ;	Land is owned by the promoter V. NALINI
(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 ;	EC enclosed in Page Nos. 37-40

V. Nalini
V. NALINI

19

(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; (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 ;	Land is owned by the promoter V. NALINI
(vi)	the sanctioned plan, lay-out plan and specifications of the proposed project or the phase thereof, and the whole project, as sanctioned by the competent authority ;	PLAN enclosed in Page Nos. 70-73
(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 ;	No such development works to be executed
(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 ;	LOCATION DETAILS enclosed in Page No. 94
(ix)	proforma of the Allotment Letter, Agreement for Sale, and the Conveyance Deed, proposed to be signed with the allottees ;	Not Applicable


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(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 ;	No Real Estate Agents for this Project
(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 ;	Not Applicable
(xvi)	a declaration in FORM 'B'.	Enclosed in Page Nos. 74-76

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

Yours faithfully,

Dated :

Place :

V. Nalini
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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.

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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.

