

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.



FORM 'A'

(See rule 3(2))

APPLICATION FOR REGISTRATION OF PROJECT

(BUILDING - INDIVIDUAL)

STEP 1
PROMOTER DETAILSSTEP 2
PROJECT DETAILSSTEP 3
UPLOAD DOCUMENTSSTEP 4
PAYMENT & CONFIRMATION

Promoter Detail

Name *	Rangasamy	Father's Name *	Kuppanaicker
Occupation *	Real Estate Owner	Email ID *	krslandpromoters@gmail.com
Website Address *	Website Address	Mobile No. 1 *	9500033553
Mobile No. 2 *	9994219787	Landline No. *	Landline No.
Aadhar No. *	Aadhar No.	PAN Card No. *	PAN Card No.
Flat No. *	Flat No.	Door No. *	Door No.
Plot No. *	Plot No.	Floor, Street/Road Name *	1/1, Jeeva Nagar, Bharathi Nagar (East)
Village *	Village	City/Town *	Tiruppur
State *	Tamil Nadu	District *	Tirupur
Taluk *	Taluk	Pincode *	641007
Photograph *			

Financial Indicators(Rs. in Lakhs)

Net Worth (Total Assets Less
Liabilities)Net Worth (Total Assets Less
Liabilities)

Taxes Paid - IT (GST/ST)

Taxes Paid - IT (GST/ST)

Total Sales

Total Sales

Net Profit / Loss

Net Profit / Loss

Save

Clear



FORM 'A'

(See rule 12)

APPLICATION FOR REGISTRATION OF PROJECT
(BUILDING - INDIVIDUAL)

STEP 1

PROMOTER DETAILS

STEP 3

UPLOAD DOCUMENTS

STEP 4

PAYMENT & CONFIRMATION

Proposed Project Detail

Project Name *

Sri Sabari Sasitha Garden

Project Details *

Unapproved Plots

Project Status *

Ongoing

Survey No *

Survey No

New Survey No *

New Survey No

Old Survey No *

Old Survey No

T.S. No *

T.S. No

R.S. No *

R.S. No

Block No *

Block No

Ward No *

Ward No

Door No *

Door No

Plot No *

Plot No

Floor, Street/Road Name *

Sandhayapalayam, Thoravalur

Village *

Vallipuram

City/Town *

Kunnathur

Taluk *

Avinashi

State *

Tamil Nadu

District *

Tirupur

Pincode *

638103

Approval Details

PP Issued By *

Assistant Director, Directorate of Town and Country Planning, Tiru

PP Issued in the name of *

Rangasamy

PP Approval Letter No *

1041/2019/TiruppurDistrict

PP Approval Date *

09/02/2021

Permission Issued by Local
Body *

Block Development Officer, Tirupur Panchayat Union

Local Body Approval Letter No *

0882/2021/A2

Local Body Approval Letter
Date *

08/03/2021

General Details

Issued By *	Assistant Director, Directorate of Town and Country Planning, Tiru	PP Issued in the name of *	Rangasamy
PP Approval Letter No. *	1041/2019/TiruppurDistrict	PP Approval Date *	09/02/2021
Permission Issued by Local Body *	Block Development Officer, Teupur Panchayat Union		
Local Body Approval Letter No. *	0682/2021/A2	Local Body Approval Letter Date *	08/03/2021

NOCs / Clearance / Compliance

Clearance / NOC	Not Applicable		
Total Layout Area *	16683.03	Road Area Gifted *	3672.24
OSR Gifted *	1185.62	Public Purpose Gifted (TARGETCO / Local body) *	0
Ews Area *	0	Unsold Plottable Area (Sq.m) *	0
Net Area (Area For Registration) *	11825.169999999998		
GPS Coordinates *	11.27	77.37	

Amenity Building Details as per Brochure/Prospectus/Agreement *	Others *
Swimming Pool Club House Gym Children Play Area	

[Note: The above Structures to be Handled Over to the Association of Allottees.]

Development Completion Date *	15/11/2011		
Land Cost(Market Value) *	1000000	Development Cost *	200000
Other Cost(Market Value) *	50000	Total Project Cost *	1250000
Ownership Document *	Document Didn't Attached		

EC

Encumbrance Certificate from the date of approval of planning permission to RERA submission date *	
--	--

Plan of Development Works

Solid Waste Disposal (Internal arrangement Document) *	Water Supply Source *	Bore Water Well Water Corporation Supply Municipality Supply
Sewage Disposal by (Collected from Apartments, Villas & Commercial Establishments) *	Septic Tank	
Internal Roads *	Black Top/4 Concrete Damp Proof Bitum.	

Plan of Development Works

Solid Waste Disposal (Internal arrangement Document) *

Water Supply Source *

Bore Water
Well Water
Corporation Supply
Municipality Supply

Sewage Disposal by (Collected from Apartments, Villas & Commercial Establishment) *

Septic Tank

Internal Roads *

Black Topped,
Concrete
Pavement Blocks
others

Project Bank Details

Bank Name *

Axis Bank

Branch Name *

Tirupur

Account No. *

921020044746151

Bank Certificate *



State *

Tamil Nadu

District *

Tirupur

Details of Real Estate Agent involved in this Project, If Any

Agent Name *

Rangasamy

Email ID *

krslandpromoters@gmail.com

Mobile No. 1 *

9500033553

Mobile No. 2 *

Mobile No. 2

Address *

1, Jeeva Nagar, Bharathi Nagar East, Tirupur

Year Of Registration as Real Estate Agent *

2021

RERA Registration Number *

TN/Agent/0469/2021

License Valid Upto *

25/10/2026

Project License Surveyor

☐ Delete

Surveyor Name *

Arunkumar M

Email ID *

dharannatarajan1984@gmail.com

Mobile No. 1 *

8940612404

Mobile No. 2 *

Mobile No. 2

Address *

38, Thirunelakandapuram, 3rd Street, Kongu Main Road, Tiruppur

Name of the local body *

Directorate of Town and Country Planning

Year of Registration as Surveyor *

2019

Registration No. / License No. *

CBE Rgn/RE/Gr-III/2019/07/013

License Valid Upto *

30/06/2024

Save

Clear

- Building Form - A)
- Layout Form - A)
- Weekly / Monthly Report
- Logout

FORM 'A'

[See rule 302]

APPLICATION FOR REGISTRATION OF PROJECT

BUILDING - INDIVIDUAL

STEP 1
PROMOTER DETAILS

STEP 2
PROJECT DETAILS

STEP 3
UPLOAD DOCUMENTS

STEP 4
PAYMENT & CONFIRMATION

Balance Sheet / IT Return Acknowledgement (Last 1 Years) ✓



Planning Permission Approval Letter ✓



PAN Card ✓



Patta/PLR/TSR ✓



Gift Deed (Road & DSR) ✓



GPA / JVDA ✓

Approval Plan with Local Body Seal ✓



Brochure/Prospectus Published if Any ✓

Allotment Letter ✓

Local Body Approval Letter ✓



Link Document ✓

Agreement for Sale (Format Signed by the Promoter) ✓

Declaration (Form B) ✓



Authorization in favour of applicant ✓

[Note: 1. Form B in 20 Rupees Stamp paper and Bank certificate in original as per the proforma given in TNRERA website have to be sent by post.

2. Approval plan with local body seal copy have to be sent by post.]

Save

Clear



FORM 'A'

[See rule 3,2]

APPLICATION FOR REGISTRATION OF PROJECT

(BUILDING - INDIVIDUAL)

STEP 1

PROMOTER DETAILS

STEP 2

PROJECT DETAILS

STEP 3

UPLOAD DOCUMENTS

STEP 4

PAYMENT OF FEE

LAYOUT

Layout and Sub - Divisions: Plottable Area(Excluding EWS Plots, Roads and OSR)

RATE PER SQUARE METER

Rs./Sq-

SQUARE METERS



11825.169999999998

AMOUNT

59125.849999999999

☒ Except Aadhaar Card Number, all other information will be added to the public domain

I/We solemnly affirm and declare that the particulars given in herein are correct to [my /our] knowledge and belief and nothing material has been concealed by [me/us] therefrom

Save

Clear

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.

