

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 (TNRERA)

No.1A , First Floor , Gandhi Irwin Bridge Road ,
Egmore , Chennai - 600008



Sir,

I/We hereby apply for the grant of registration of my project to be set up at
Paramathi Taluk Namakkal District Tamilnadu State.

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 : **M SANTHOSE**
 - (b) Father's Name : **P MURUGAN**
 - (c) Occupation : **Business**
 - (d) Permanent address : **18, Anandhayee Ammal Illam,
Sempadapalayam, Pugalur S.F
Punjai pugalur , Karur -639113
karur santhash@gmail.com**
 - (e) Photograph : **Copy Enclosed**

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –Name-Address-Copy of registration certificate-Main objects-Name, photograph and address of chairman of the governing body /

partners / directors etc.

- (iii) PAN No **(FXGPS4964D)** : **Copy Enclosed**
- (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 : **Federal bank , Erode**
Palaniappa St, Erode, Tamil Nadu
638001
- (v) Details of project land held by the applicant : **S.F.NO :161/1A1,1A3,**
171/2C1A,2C1C,2D
of Arthanaripalayam Village
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project : **DTCP NAMAKKAL LP.NO:49/2021**
: **ந.க.எண்: 1/2021-2022-உள்.நி-1**
- (vii) Brief details of the projects launched by the promoter in the last five years, whether **PARAMATHIVILLAGE** 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 : **THOGAI MURUGAN AVENUE**
: **SF NO 73/2A2, 76/3A,3C2,3B1,3B2 ,**
: **80/3B,4A1,4A2,4B**
: **NAMAKKAL DISTRICT.**
: **THOGAI MURUGAN AVENUE**
: **SF NO 357/A1 , 359/2**
: **K.PARAMATHI VILLAGE**
: **KARUR DISTRICT**
: **THOGAI MURUGAN AVENUE**
: **SF NO 372/A1A,A1C,B1,B3**
: **MUNNUR VILLAGE**
: **KARUR DISTRICT**
: **NO CASES**

and payments pending etc. : **NO PENDING**

Site Address	Project Details	Status of Project	Case Pending If any	Type of land Self or JV	Payment Pending
THOGAI MURUGAN AVENUE	SF NO 73/2A2, 76/3A,3C2, 3B1,3B2 ,80/3B,4A1, 4A2,4B PARAMATHI VILLAGE , NAMAKKAL DISTRICT	ON PROGRESS	NO CASES	SELF	NO PENDING
THOGAI MURUGAN AVENUE	SF NO 372/A1A,A1C, B1,B3 MUNNUR VILLAGE KARUR DISTRICT	ON PROGRESS	NO CASES	SELF	NO PENDING
THOGAI MURUGAN AVENUE	SF NO 357/A1 & 359/1 K.PARAMATHI VILLAGE KARUR DISTRICT	ON PROGRESS	NO CASES	SELF	NO PENDING

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

: **SELF DEVELOPMENT**

(ix) Registration fee by way of a

Demand draft : **FEDERAL BANK ERODE**

dated : **18/09/2021**

drawn on : **ERODE**

bearing no. : **300228**

for an amount of : **Rs. 56,000/-**

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:-

(i) authenticated copy of the
PAN card of the promoter : **PAN copy enclosed**

(ii) **audited balance sheet
of the promoter for the
preceding financial year : 2020-2021 copy enclosed**

(iii) copy of the legal title deed
reflecting the title of the
promoter to the land : **Legal Opinion Enclosed**
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 : **Property Document Copy Enclosed**

- (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 : **Nill Encumbrance**

: Copy 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 : **Promoter is the**
on the land proposed to be developed : **Owner of the land**

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;

Layout Development Only

- (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 Sanctioned by DTCP**
: Namakkal and Copy Enclosed

- (vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-

lighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, : **Development Works Were**
use of renewable energy : **Completed**

(viii) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including

the latitude : **11.10'59.9"N**

and longitude : **78.00'17.5"E**

of the end points of the project : **Google Map Copy Enclosed**

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : **Copies are Enclosed**

(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 : **NA**

(xi) the number and areas of covered parking available in the project : **---**

(xii) the number of open parking areas available in the project : **---**

(xiii) Details of Undivided Shares pertaining to the project; : **---**

(xiv) the names, addresses, phone numbers, email ids and registration details of

real estate agents, if any,
for the proposed project;

: Agents not Appointed

(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

: Thiru.R.Ramasamy,B.E,M.Sc.(Val)

: R.R.Complex,

: 76, New Salem Bye-Pass Road,

: Karur--639002

: cell : 9952410279

:

:

(xvi) a declaration in FORM 'B'. : Form B –encloesd

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

Dated: 29-10-2021

Place: KARUR



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

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.

