

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

TNRERA / PC1 / 00 37/2012

FORM 1A

APPLICATION FOR REGISTRATION OF PROJECT
BUILDING - RESIDENTIAL

Regular

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

Promoter Detail

Name *	Nagaraj	Father's Name *	Sankar Narayanan
Occupation *	Business	Email ID *	nagaraj.snr44@gmail.com
Website Address *	Website Address	Mobile No. 1 *	984388797
Mobile No. 2 *	Mobile No. 2	Landline No *	Landline No
Audhar No *	Audhar No	PAN Card No *	PAN Card No
Fat No *	Fat No	Door No *	Door No
Plot No *	1027A	Floor, Street/Road Name *	Vellayammal Street
Village *	Thalagam Road, Rathmasakapathy Puram	City/Town *	Chembur
State *	Tamil Nadu	District *	Chennai
Taluk *	Taluk	Pincode *	641002
Photograph *			

Financial Indicators (Rs. in Lakhs)

Net Worth (Total Assets Less Liabilities) *	0	Taxes Paid - IT (GST/ST) *	0
Total Sales *	0	Net Profit / Loss *	0

FORM 'A'
(Rule 13(2))
APPLICATION FOR REGISTRATION OF PROJECT
(BUILDING - INDIVIDUAL)STEP 1
PROMOTER DETAILSSTEP 2
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Proposed Project Detail

Project Name *	Sri Anand Nagar
Project Details *	Poomaloor
Project Status *	Completed
Survey No *	2201B
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 *	Poomaloor
City/Town *	Trinapur
Village *	Poomaloor
State *	Tamil Nadu
Taluk *	Taluk
Pincode *	641002
District *	Trinapur

Approval Details

PP Issued By *	DTCF
PP Issued in the name of *	Nagara,
PP Approval Letter No. *	2674
PP Approval Date *	11/02/2021
Permission issued by Local Body *	President
Local Body Approval Letter No. *	01/2020-2621
Local Body Approval Letter Date *	10/08/2021

NOCs / Clearance / Compliance

Clearance - NOA *	QIPAS
Total Layout Area *	18170
Road Area Gifted *	2617.68
QSR Gifted *	1038.74
Public Purpose Gifted (TANGETCO / Local body) *	158.85
Uws Area *	1041.25
Unsold Plottable Area (Sq.m) *	0
Net Area (Along 1st & 2nd road) *	8015.51
GPS Coordinates *	11.045413
	77.14481

Note: The above Structures to be Handed Over to the Association of Allottees.)

Development Completion Date *	Development Completion Date	Development Cost *	0
Land Cost(Market Value) *	70000000	Total Project Cost *	70000000
Other Cost(Market Value) *	0		
Ownership Document *	View Document		

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 Others
Sewage Disposal by (Collected from Apartments, Villas & Commercial Establishment) *	Septic Tank	
Internal Roads *	Black Topped Concrete Pavement Blocks Others	Others

Project Bank Details

Bank Name *	City Union Bank	Branch Name *	RS Puram
Account No. *	810600010150093		
Bank Certificate *			
State *	Tamil Nadu	District *	Coimbatore

Details of Real Estate Agent involved in this Project If Any

Agent Name *	Agent Name	Email ID *	Email ID
Mobile No. 1 *	Mobile No. 1	Mobile No. 2 *	Mobile No. 2
Address *	Address	Year Of Registration as Real Estate Agent *	Year Of Registration as Real Estate Agent
RERA Registration Number *	RERA Registration Number	License Valid Upto *	License Valid Upto

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

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.

