

RE

REGULATORY RECORD

RERA Document

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



Regular Fresh

TNRERA/0060/2022

Scrutiny Officer 1 -



TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
(TAMIL NADU, CHENNAI AND KANCHI DISTRICTS)

Project Summary

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

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 & CONFIRMATION

Promoter Detail

Name	Abdul Hakim	Father's Name	Rahama Thuliah
Occupation	Business	Email ID	kanchihakim@gmail.com
Website Address	Website Address	Mobile No. 1	9443620711
Mobile No. 2	Mobile No. 2	Landline No.	Landline No.
Aadhar No.	Aadhar No.	PAN Card No.	PAN Card No.
Flat No.	Flat No.	Door No.	Door No.
Plot No.	28	Floor / Street/Road Name	K.D.S Main Street
Village	Manulan Nagar	City/Town	Kancheepuram
State	Tamil Nadu	District	Kancheepuram
Taluk	Taluk	Pincode	631502
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

Save

Clear

FORM 'A'
(Section 12)
APPLICATION FOR REGISTRATION OF PROJECT
(BUILDING - NON-DAIRY)

Project Sundry

3

STEP 1
PROMOTER DETAILS

STEP 2
PROJECT DETAILS

STEP 3
UPLOAD DOCUMENTS

STEP 4
PAYMENT & CONFIRMATION

Proposed Project Detail

Project Name *	Project Name		
Project Details *	Puthari		
Project Status *	Completed		
Survey No *	114		
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 *	Puthari
Village *	Puthari	City/Town *	Kancheepuram
Taluk *	Taluk	State *	Tamil Nadu
District *	Kanchipuram	Pincode *	600280

Approval Details

PP Issued By *	DTCP	PP Issued in the name of *	Abdul Hakeem
PP Approval Letter No. *	4150	PP Approval Date *	21/11/2020
Permission issued by Local Body *	BDO		
Local Body Approval Letter No. *	4150	Local Body Approval Letter Date *	30/01/2022

NOCs / Clearance / Compliance

Clearance / NOC *	DFARS	Upload *	
Total Layout Area *	6515.34	Road Area Gifted *	1662.25
OSR Gifted *	0	Public Purpose Gifted (TANGETCO / Local body) *	66
Eas Area *	0	Uncold Plottable Area (Sq.m) *	0
Net Area (Area For Registration) *	4765.09		
GPS Coordinates *	87542		70665

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

Development Completion Date * Development Completion Date

Land Cost(Market Value) * 1879000

Development Cost * 0

Other Cost(Market Value) * 0

Total Project Cost * 1879000

Ownership Document * View Document

EC

Encumbrance Certificate from the date of approval of planning permission to RERA submission date * 13

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	Others

Project Bank Details

Bank Name *	Indian Overseas Bank	Branch Name *	Kancheepuram
Account No. *	5879546		
Bank Certificate *	13		
State *	Tamil Nadu	District *	Kancheepuram

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

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.

