

RE

REGULATORY RECORD

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REGULARISATION

N. RAJESH KUMAR
99400 91467

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority,
Chennai Metropolitan Development Authority Tower 2,
Langs Garden Road, Ansari Estate,
Egmore,
Chennai,
Tamil Nadu – 600008.



Sir,

We hereby apply for the grant of registration of my/our Layout project –named 'ROYAL GREEN CITY EXTENSION 3' at, Tiruvannamalai District, Vandavasi Taluk, Peramanallur Municipal Union, Nampedu Village Panchayat, S.No.s :-139 /3(P) TOTALLING IN ALL TO 1,659.20 Sq.Mts, 17,859.60 Sq.Ft., or 0 Acre and 41 Cents divided in 14 plots with 1 plots of 359 sq.ft having been sold , 13 not yet sold admeasuring 15,548 sq.ft out of which 2 plots(4&5) of 1,600.67sq.ft. set aside for OSR balance of 11 plots and Plot 4(P) of 13,947.33 sq.ft are approved under the regularization scheme

Approved vide GO.78, of Housing and Urban Development Ministry (UD 4(3) dt 04/05/2017 and their GO.172 (UD 4(3) dt 04/05/2017,

1. The requisite particulars are as under:-

(i) Status of the applicant, Individual / company / proprietorship firm / societies / partnership firm / competent authority; INDIVIDUAL.

In case of individuals –

(I)

(a) Name	N.Rajeshkumar
(b) Father's Name	R.Neethi Nathan
(c) Occupation	Business
Permanent address	No.14,Brindavanam Street Balaji Nagar Extension, Anakaputhur, Chennai – 600,070

(d) Photograph

(ii) PAN Numbers:

N.RAJESHKUMAR: AHKPR0518F

(iii) 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 : Bank Limited, , , IFSC Code:UT : Current Account Number: xxxxxxxxxxxxxxxx NOT APPLICABLE

Details of project land held by the applicant; named 'ROYAL GREEN CITY EXTENSION 3' at, Tiruvannamalai District, Vandavasi Taluk, Peramanallur Municipal Union, Nampedu Village Panchayat, S.No.s :-139 /3(P) TOTALLING IN ALL TO 1,659.20 Sq.Mts, 17,859.60 Sq.Ft., or 0 Acre and 41 Cents divided in 14 plots with 1 plots of 359 sq.ft having been sold , 13 not yet sold

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admeasuring 15,548 sq.ft out of which 2 plots(4 &5) of 1,600.67 sq.ft. set aside for OSR balance of 11 plots and Plot 4(P) of 13,947.33 sq.ft are approved under the regularization scheme

(iv) Extent of Land in Square Meters and Sq.Ft. :-

PARTICULARS OF AREA IN EXTENT	SQ.FTs.
TOTAL EXTENT 14 PLOTS	17,859.60
SOLD PLOTS 1 NO	359.00
UNSOLD PLOTS 13 NOS.	15,548.00
SETASIDE FOR OSR 2 PLOTS (4&5)	1,600.67
APPROVAL GIVEN -11 PLOTS	13,947.33

(v) Details of Approval obtained from various Competent Authorities for commencing the Project:

1. Layout approved by DTCP APPROVAL No.2263/2018 Dated 20/05/19,
2. Approval of REGULARIZATION - Plan Number – 330 (R) /2019 dated 20.05.19
3. Approval of Peramanallur Municipal Union -BDO Letter, Vandavasi Taluk, Tiruvannamalai District – Ref.No. A3/3484/2017 dated 10.09.19

(vi) Brief details of the projects launched by the promoter in the last five 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.,

NONE

(vii) Agency to take up external development works Local Authority (exact authority or any agreement to the authority) SELF

(viii) Registration Fees by way of a Demand Draft dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ or paid Online by IMPS Transfer from ICICI Bank, Pammal Branch, Chennai, vide ReferenceNo.IMPS 717285550 dated 31.01.2022 for an amount of Rs7,225/- calculated as per Sub-Rule (3) of Rule (3) of Tamil Nadu Real Estate (Regulation and Development) Rules, 2017,

(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;
- (ii) Income Tax Return of the promoter for the preceding financial year ended 31.03.2021;
- (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; - COPIES OF PATTA 389 and Sale Deed registered as Doc. No. 31/2014 dated 09.01.2014 at Pararnanallore SRO, Tiruvannamalai District for sale of S.NO. 139/3 of Nampedu Village is ENCLOSED

Link Documents:

(A) Roads and Parks are deemed to have been transferred to the Government as specified in the Regularized approved Plan of the planning authority as per the GO 78, 4(3) dated 13.10.2017 Rule No. 7(g)(ii) of the Housing and Urban Development Ministry of Tamil Nadu, The same is referred to in Page 3 of the DTCP approval 2263/2018/ dated 20.05.2019 referred to above.

- (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; ONLINE EC 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 on the land proposed to be developed; OWNER LAYOUT DEVELOPER
- (vi) 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; NA
- (vii) 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 APPROVED BY DTCP, TIRUVANNAMALAI AND PERAMANALLUR MUNICIPALITY- COPIES ATTACHED
- (viii) 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; NA
- (ix) 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; ATTACHED,
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; FORMAT ADOPTED FROM TN -RERA RULES.
- (xi) 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; N.A.
- (xii) the number and areas of covered parking available in the project; NA
- (xiii) the number of open parking areas available in the project; NA
- (xiv) Details of Undivided Shares pertaining to the project; NA
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; NA
- (xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any with the development of the proposed project.

Licensed Surveyor P. Delhi Ganesh

L.S.NO. Reg.No. RE-301212019 valid till 14.07.2024

ADDRESS: No. 6, 3rd Cross Street, K.K.Salai, Rajiv Gandhi Marg,
Alappakkam, Chennai-600116

Mobile Number: 8778177706 9092836986.

Email: delhiganesh1993@gmail.com.

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.

