

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

No.1A, 1st Floor, Gandhi Irwin bridge Road

Egmore, Chennai – 600 008.

Sir,

I (A.Meganathan) hereby apply for the grant of registration of our project, which has been set up at R.S.No. 568/1, Nilakkottai Viallage, Nilakkottai Taluk, Dindigul District, Tamilnadu State, PIN – 624208. Latitude is 10.15886 and Longitude is 77.856708

1. The requisite particulars are as under:-

- | | | |
|------------------------------|---|--|
| (i). Status of the applicant | - | Individual |
| (ii). (a) Name | - | A.Meganathan |
| (b) Father's Name | - | Angathevar |
| (c) Occupation | - | Business |
| (d) Permanent Address | - | No.27, Grammarpuram, NewJail Road
Madurai – 625016, |
| (e) Mobile No | - | 9003321000 |
| (f) E mail id | - | <u>megasamar02@gmailcom</u> |

(g) Photograph



(iii). PAN No. of A.Meganathan - ACYPM9111C

(iv). Name and address of the Bank or Banker with which account in terms of section 4 (2)(1)(D) of the Act is maintained – **Indian Bank**, East Masi Street branch, Madurai. Account No. 7138239781 Copy of the Bank's Certificate is enclosed.

(v). Details of the project land held by the applicant - project is set up at R.S.No568/1, Nilakkottai Village, Nilakkottai Taluk , Dindigul District, Tamilnadu State, PIN – 624208 (Latitude is 10.15886 and Longitude is 77.856708).

(vi). Details of Approval obtained from various competent Authorities for commencing the project –

a. DTCP, Madurai Approval letter No.**1593/2019** dated **16/07/2020**

b. Nilakkottai Township Approval Letter No.**506/2020** dated **03/09/2020**

Copies of the approval letters are enclosed herewith.

(vii). 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 completion, details of cases pending, details of type of land and payments pending etc. – **No Project launched by the promoter in the last five years.**

(viii). Agency to take up external development works NIL Local Authority (exact Authority or any agreement to the Authority) / Self Development - **Layout developed by self.**

(ix). Registration fee has been paid by way of **on line** on 27/12/2021 to TNRERA account for **Rs.64,760/-** calculated as per sub rule (3) of rule 3 – Copy of receipt is enclosed herewith.

(x). Any other information the applicant may like to furnish –



1. The layout Project Mega City Phase 1 has already been completed on 03/09/2020
2. We have inadvertently omitted to register our layout.
3. We request you to kindly register our layout project, condoning our lapses.

2. We enclose the following documents in triplicate, namely

- a. Authenticated copy of the PAN card of the promoter Mr.A.Meganathan.
 - b. Aadhaar card copies of the promoters.
 - c. Income Tax Returns of the promoters A.Meganathan for the Assessment year 2020-21
 - d. Copies of the legal title deeds reflecting the title of the promoters to the land on which development is made.
 - e. Encumbrance certificate from the date of approval obtained from DTCP, Madurai.
 - f. Sanctioned Plan, layout Plan and specifications of the project as sanctioned by the competent Authority – DTCP Madurai.
 - g. Approval of the layout by DTCP, Madurai letter No.1593/2019 dated 16/07/2020
 - h. Approval letter of Nilakkottai Township No.506/2020 dated 03/09/2020.
 - i. Bank's Certificate copy
 - j. Fee paid receipt copy.
 - k. Location details of the layout project land.
 - l. A declaration in Form 'B'
 - m. CD containing details of all the documents.
3. We solemnly affirm and declare that the particulars given herein are correct to our knowledge and belief.

Dated : 27/12/2021

Place : Madurai

Yours faithfully



Signatures of the applicants

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.

