Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
260
6 JAN 2022
TNRERA
CHENNAI-8

To

The Tamilnadu Real Estate Regulatory Authority
No.1-A, CMDA Tower - II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

Sir,

I hereby apply for the grant registration of my layout project to be set up at **"KRP GOKUL GARDEN", Survey Number - 724/5C1, Vattamalai Village, Pothiyampalayam Panchayat , Kangayam Taluk, Tiruppur District, Tamilnadu**.

1. The requisite particulars are as under :-

(i) Status of the applicant - **Individual**

(ii) In case of individual:-

(a) Name	- **K.R. Periyasamy**
(b) Father's Name	- **Ramasamy**
(c) Occupation	- **Business**
(d) Permanent address	- **No.1/19E, Vaikkalmedu, Kangayam Taluk Tirppur District - 638 701.**
(e) Photograph	- **Enclosed**
(f) Phone Number	- **94432 30782**
(g) Email id	- **rajapandianagaraj3@gmail.com**

(iii) PAN No. - **Copy enclosed**

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained ; **CANARA Bank, Kangayam Branch, Tiruppur District.**

(v) Details of project land held by the applicant ; **Project site details enclosed**

(vi) Details of Approval obtained from various competent authorities for commencing the Project;

DTCP approval No. 198/2021 Dated 06.08.2021

Thalaivar approval letter No. 3/2021 Dated 01.12.2021

(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 its completion, details of cases pending, details of type of land and payments pending etc. - **NA**

(viii) Agency to take up external development works - **Self Development**

(ix) Registration fee by way of a ~~demand~~ ~~draft~~ dated 04/01/2022 drawn on IDBI Bank bearing no. _____ for an amount of Rs. 25,940 /- calculated as per sub-rule (3) of rule 3;

2. I enclose the following documents in triplicate, namely :-

(i) Authenticated copy of the PAN card of the applicant;

(ii) Audited balance sheet of the individual for the preceding financial year;

(iii) Copy of the legal title deed reflecting the title of the applicant to the land on which development is proposed to be developed along with legally valid documents with authentication of such title;

(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;

(v) Authenticated copy of the planning permit and building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project

(vi) The sanctioned plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;

(vi) The plan of development works to be executed in the proposed project and the proposed facilities to be provided.

(viii) 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;

(ix) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers

(x) A declaration in FORM 'B'.

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

Dated: 31.12.2021
Place: Chennai

Yours faithfully,
Signature of the applicant

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

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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

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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.