

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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



TNRERA 12/01/2022



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 *	Jaganathan	Father's Name *	Kothandan
Occupation *	Business	Email ID *	ryarkajagan@gmail.com
Website Address *	Website Address	Mobile No. 1 *	9176120030
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. *	4/26A
Plot No. *	Plot No.	Floor, Street/Road Name *	Manickam Street
Village *	Sontangalam	City/Town *	Kancheepuram
State *	Tamil Nadu	District *	Kancheepuram
Taluk *	Taluk	Pincode *	600069
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

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

Project Detail

Project Name *	MPS Green Homes Phase II		
Project Details *	Somangalam		
Project Status *	Completed		
Survey No *	17/QAS, 18/RC, 24B/1A2		
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 *	Somangalam
Village *	Somangalam	City/Town *	Kancheepuram
Taluk *	Taluk	State *	Tamil Nadu
District *	Kancheepuram	Pincode *	600059

Approval Details

PP Issued By *	DTCP	PP Issued in the name of *	Jaganathan
PP Approval Letter No. *	207	PP Approval Date *	27/04/2021
Permission Issued by Local Body *	Spi officer		
Local Body Approval Letter No. *	1958	Local Body Approval Letter Date *	25/08/2021

NOCs / Clearance / Compliance

Clearance / NOC *	DFARS	Upload *	
Total Layout Area *	931.97	Road Area Gifted *	243.48
OSR Gifted *	0	Public Purpose Gifted (TANGETCO / Local body) *	10.40
EWS Area *	0	Unsold Plottable Area (Sq.m) *	0
Net Area (Area For Registration) *	878.05		
GPS Coordinates *	8452	70524° s	

The above Structures to be Handed Over to the Association of Allottees]]

Development Completion Date *

Development Completion Date

Land Cost(Market Value) *

10190000

Development Cost *

0

Other Cost(Market Value) *

0

Total Project Cost *

10190000

Ownership Document *

View Document

C

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
Other Water Source

Sewage Disposal by (Collected from Apartments, Villas & Commercial Establishment) *



Septic Tank

Internal Roads *

Black Topped
Concrete
Pavement Blocks
Others

Others *

Others

Project Bank Details

Bank Name *

ICICI Bank

Branch Name *

West Tambaram

Account No. *

139305003437

Bank Certificate *

State *

Tamil Nadu

District *

Chennai

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.

