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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



To
The Office of Tamil Nadu Real Estate Regulatory Authority
(TNRERA)
IIIrd Floor, (East Wing), CMDA
Thalamuthu Natarajan Maaligai
No. 1, Gandhi Irwin Road
Egmore, Chennai – 600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up at Survey Nos. 666/7, 666/4C, 667/3 of SRI SAI NAGAR No.46, Thulasendirapuram, Mannargudi Taluk, Thiruvarur District,Picode:614020.

1. The requisite particulars are as under:-

(i)	Status of the applicant	: Individual
(ii)	In case of individual –	
	(a) Name	: Renugadevi M
	Husband Name	: Mariappan
	PAN No.	: BZCPR4213A
	(b)Occupation	: House Wife
	(c)Permanent address	: No.33 Pillaiyar Kovil Street Kadambadi Nagapattinam-611001.
	(e)Photographs	Attached
(iii)	EMAIL ID	: muthudabc@gmail.com
(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	: Form-5 enclosed
(v)	Details of project land held by the applicant	: Survey No.666/7, 666/4C and 667/3 SRI SAI NAGAR No.46 Thulasendirapuram, Mannargudi Taluk, Thiruvarur District Pin Code:614020
(vi)	Details of Approval obtained from Various Competent Authorities for Commencing the Project	: a) DTCP Approval No. : **MA.VA/MAA.NA.UOO.A(TVR) SWP No.50 /2023 dated 01/12/2023** b) Thulasendirapuram Panchayat Approval No 07/2023 dated 16/05/2024

(vii) No projects launched by the promoter in the last five years

(VIII) Registration fee Rs.40400/- paid through online on 24/05/2024 in favour of 'Tamil Nadu Real Estate Regulatory Authority (TNRERA)' calculated as per sub-rule (3) of rule 3;

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

2. I/we enclose the following documents namely: -

M. രേണുകാദേവി

(i) authenticated copy of the PAN card of the promoter;

(ii) So far, No taxable income of the promoter for the preceding financial year;

(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;

(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) 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;

(vi) 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;

(vii) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

- Not Applicable

(viii) 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;

- Not Applicable

(ix) the number and areas of covered parking available in the project;

- Not Applicable

(x) the number of open parking areas available in the project;

- Not Applicable

(xi) Details of individual land and undivided shares pertaining to the project;

- Not Applicable

(xii) the names, addresses, phone numbers, email ids and registration details of the License Surveyor associated with the development of the proposed project;

- Form 5 enclosed

(xiii) a declaration in FORM 'B'. - Attached

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

Dated:17/05/2024

Yours faithfully,

M. ரேணுகாதேவி

Place: Nagapattinam

Renugadevi M

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

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

Verified RealEstate™

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.