Verified RealEstate™

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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

# FORM 'A'

[See Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To,

The Tamilnadu Real Estate Regulatory Authority,

No.1-A, CMDA Tower – II, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai – 600008.

Sir,

I hereby apply for the grant registration of my layout project to be set up at **"SRI AMMAN NAGAR"** S.F.No:397/7B, 398/8A1B, 398/8B1 in Sankagiri Panchayat Union, Morur Bit-1 Village, Sankagiri Taluk, Salem District, Tamilnadu.

The requisite particulars are as under:-

i. Status of the applicant – Joint ventures

ii. In case of individual:-

a) Name - M.Srinivasan & S.Hariprakash
b) Father's Name - Muthu
c) Occupation - Business
d) Permanent Address - 83, Velur Road,
CHB Colony West,
Tiruchengode Taluk,
Namakkal -637 211.

e) Photograph



f) Phone Number - 9442253141
g) Email ID - ayyappaass23@gmail.com

PAN No. – Mr. M.Srinivasan – **AHXPS4837P**

Mr. S.Hari Prakash – **ACNPH7122F**

Name and address of the bank or banker with which account in terms of section 4(2)(I)(D) of the Act will be maintained

iii. Details of project land held by the applicant :**Project site details enclosed.**

iv. Details of Approval obtained form various competent authorities for commencing the project;

DTCP approval No. **SWP/DTCP/SALEM/LAYOUT NO: 20/2025,** Dated: 22.01.2025.

President Approval Letter No. **ROC NO: 620/2025** Dated: 07.03.2025.

v. 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.- **N/A**

vi. Agency to take up external development works-Self development

**vii.** Registration fee by way of a Online **for an amount of Rs. 48380/-** calculated as per sub-rule (3) of rule 3;

1. I enclose the following documents in triplicate, namely

i. Authenticated copy of the PAN card of the applicant.

ii. Audited balance sheet of the promoter 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 document with authentication of such title.

iv. The details of encumbrances on the which development is proposed including any rights title interest or name of any partly 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 specification of the proposed project or the phase thereof, and the whole projects as sanctioned by the competent authority.

vii. 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 projects along with its boundaries including the latitude and longitude of the end points of the project.

ix. The name, address, phone number, email ID and registration details of the Contractors, Architects, Structural Engineers

x. A declaration in FORM 'B'.

2. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Date :

Place :

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**

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

**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.