Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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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 **"PONNI AISHWARYAM" S.F.No: 376/3, 376/4B1A, 376/4B1B** And **376/4B1C** in Kadayampatty Town Panchayat, Kadayampatty South Village, Kadayampatty Taluk, Salem District, Tamilnadu.

The requisite particulars are as under:-

i. Status of the applicant – Joint Ventures

ii. In case of Joint Ventures:-

a) Name - R.Yuvaraj And J.Kalajayaseelan.

b) Father's Name - Ramachandran

c) Occupation - Business

d) Permanent Address - 4/53B, Maragounden Pudhur Kolla Street,PannapattiVillage, Kadayampatty Taluk, Salem District- 636 305.

e) Photograph





f) Phone Number

g) Email ID - 9944302754
- ayyappaass23@gmail.com

PAN No. – Mr. R.Yuvaraj – **BEUPY4922G**

Mrs. J.Kalajayaseelan – **AIZPK3605Q**

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: 109/2025,** Dated: **08.04.2025**.

Local Body Approval Letter No. **ROC NO: 191/2025** Dated: **02.02.2026**.

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. 49675.00/-** 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 : 25/03/2026

Place : SALEM

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

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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.