

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

[See rule 3 (2)]

APR

APPLICATION FOR REGISTRATION OF PROJECT

000649

To

The Real Estate Regulatory Authority (TNRERA)

III Floor (East Wing)

CMDA, Thalamuthu-Natarajan Maaligai

No.1.Gandhi IRWIN Road

Egmore

Chennai – 600008



Sir,

We hereby apply for the grant of registration of our project to be set up

at Survey No. 190/1, Sevanthiamman Koil street, Siruseri Village, Tiruporur Taluk, Kancheepuram District, Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(ii) In case of Firm / societies / trust / companies / limited liability partnership / competent authority—

(a) Name : SBN Builders and Developers

(b) Address : 1/3 Rams Block, 2&3 Durgabai Deshmukh Road, R A Puram, Chennai 28



- (c) Copy of registration certificate : Unregistered Partnership. Partnership deed attached
- (d) Main objects : Main objects of the partnership is to do civil construction – new or any development over the existing ones
- (e) Name, photograph and address of ~~chairman of the governing body~~ / Partners / directors

Partners :

(1) A.G.Sampath
17, Seevaram, Illrd Street,
Perungudi,
Tambaram District
Chennai -96
PAN : AOHPS3476D



(2) A.V.N. Raju
1/355, Kamarajar St.,
Siruseri, Navalur Post
Tamil Nadu
PAN : ACUPN4840M



(iii) PAN No. of the Firm : ACHFS2116A;

(iv) 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

Tamil Nadu State Apex Cooperative Bank,
Mylapore Tank Branch,
South Mada Street,
Mylapore,
Chennai 600004;

(v) Details of project land held by the applicant :

All that piece and parcel of VACANT LAND situated at SURVEY NO: 190/1,
Sevanthiamman Koil Street, Siruseri Village, Thiruporur Taluk, Kanchipuram District
as per patta No.783 bounded on

North by Survey no. 261/25 Grama natham / Sevandhiamman koil Street

South by Survey No. 190/2 - canal

East by Survey No. 264 – Pond

West by Survey No. 191 – Pidari /Sevaandhiamman Amman Koil

And in all totaling to 52 cents or thereabouts (22135 sq ft.,) situated within the jurisdiction of Sub-Registrar, Tiruporur.



(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project

- i) Approval obtained from Village Panchayat and
- ii) District Town Planning and Commission

(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.

This Partnership is the newly formed firm. Though the partnership was formed in the year 2013, the activity commenced with this project only in the year of June, 2016. Earlier the same partners have done lot of construction activities

Project Name : Sree Neelamanicka Enclave, Perumal Koil Street, Siruseri, Tiruporur Taluk, Kanchipuram District

Project Span October 2012 till June 2014 ; Planned to Complete in December 2013, Handed over in June 2014.

(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;
None

(ix) Registration fee by way of a RTGS dated 27-10-2017 issued at TNSC Bank bearing UTR no. TNSCH17300264039 for an amount of Rs.71,300/- calculated as per sub-rule (3) of rule 3;

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

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

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year;

Not applicable. It is yet to be filed as the one passed is the first financial year of operation.

(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;

- a) Parent documents of the land till the current owner - Enclosed
- b) Copy of General power of Attorney signed and registered to develop the land into residential apartments - Enclosed

(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;

Ecs from 1980 till date enclosed.

(v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;

JDA signed by the owner and promoter enclosed.

(A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;

Copy of the approved plan enclosed

(vi) 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;

Enclosed

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

Plan to

- i) install Solar water heater to one bathroom of each apartment
- ii) Install sewage treatment plant to reduce the drainage water for disposal

Both details available in the approved plan

(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;

Topography plan attached. LATITUDE 12° 49' 56.39 N
LONGITUDE 80° 12' 11.4 E

Role	Name	Address	Phone	Email Id	Registration Details
Builders/ Partners No external contractor	A.G.Sam path	17, Seevaram Illrd St. Perungudi Tambaram Taluk Kancheepuram Dt.	9444446327	sbnbuildersanddev elopers@yahoo.in	None
Partner	A.V.N. Raju	1/355, Kamarajar St., Siruseri, Navalur Post Tamil Nadu	9790007206	/sbnbuildersanddev elopers@yahoo.in	None
Architect and License Surveyor	P.Ravi <i>Established from 1985</i>	40, old no. 16, Venkatraman Street, T.Nagar, Chennai 600017 Tamil Nadu	9841082213	/raaviarch@yahoo.c om	MCA No. 7235
Structural Engineer	P.K. Chandra <i>n established in 1982</i>	Vel Amutha Towers 15/7 Nallana Mudali St. Royapettah Chennai - 600014 Tamil Nadu	9884150697		1997 class I

(xvi) 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: 27/10/2017

Place: Chennai

Yours faithfully,

or SBN BUILDERS AND DEVELOPERS

A.G.-P

Signature and seal of the applicant(s)

PARTNER

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

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



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
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+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.

