

RE

REGULATORY RECORD

RERA Document

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For **INDIA BUILDERS (CHENNAI) LTD**

 **Chairman**

Name : J.Uttam Kumar
Designation : Chairman

FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1st Floor, Tower-II,
CMDA,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

Dear Sir/Madam,

I/We hereby apply for the grant of registration of my/our project to be set up at
Block No.82, AE-Block, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai –
600040. Naduvakkarai Village, Aminjikarai Taluk Chennai District Tamilnadu
State.

1. The requisite particulars are as under: - Companies

- | | |
|--------------------------------------|---|
| (a) Name | : India Builders (Chennai) Limited |
| (b) Address | : AA36, 3rd Main Road, 3rd Street
Anna Nagar, Chennai – 600 040. |
| (c) Copy of registration certificate | : Details Enclosed |
| (d) Main objects | : Promoters |
| (e) Name of the Chairman | : J.Uttam Kumar |
| PAN of the Chairman | : AAAPU3876C |

- (ii) Address of Chairman : **No.5106/6, 15th Main Road,
Anna Nagar, Chennai – 600 040.**
- (iii) PAN (Company) : **AABCI3731Q**
- (iv) Name of the Bank : **Axis Bank Ltd.,**
Address of the Bank : **Plot No.3635, New Door No.87
Old No.17, 3rd Avenue,
Anna Nagar East,
Chennai – 600 102.**
- (v) Details of project land held by the Applicant : **FSI Area 990.64 Sq.M.**
- (vi) Details of Approval obtained from Various Competent Authorities for Commencing the Project : **Planning Permit & Building Permit Enclosed**
- (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. : **NIL**
- (viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development : **Self Development**
- (ix) Registration fee by way of NEFT dated _____ **December, 2017** from **Axis Bank Ltd, Anna Nagar, Chennai – 600 102** UTR No. _____ for an amount of **Rs.19,900/- (Rupees Nineteen Thousand Nine Hundred Only)** calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish: **NIL**

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

- (i) Authenticated copy of the PAN card of the promoter : **Details Enclosed**
- (ii) Audited balance sheet of the promoter for the preceding financial Year : **Details Enclosed**
- (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 : **Details 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 **: Details 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 **: Details Enclosed**
- (vi) 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 **: Details Enclosed**
- (vii) 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 **: Details Enclosed**
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy **: Details Enclosed**
- (ix) 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 **: Details Enclosed**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees **: Details Enclosed**
- (xi) 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 **: Details Enclosed**
- (xii) The number and areas of covered parking available in the project **: Details Enclosed**
- (xiii) The number of open parking areas available in the project **: Details Enclosed**
- (xiv) Details of Undivided Shares pertaining to the project **: Details Enclosed**

- (xv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project

: Details Enclosed

- (xvi) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical engineers, if any and other professionals or key persons, if any associated with the development of the proposed project

: Details Enclosed

- (xvii) A declaration in FORM 'B'

: Enclosed

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

Dated: 21st December, 2017

Place: Chennai

Yours faithfully,

For INDIA BUILDERS (CHENNAI) LTD


Chairman

(12)

B. Yang

FOR THE YEAR 2017

Sl.No	Project Name	Address	Constructed Area sq.ft
1	THE PINNACLE	Plot No. 1161, 6 th Avenue, Anna Nagar, Chennai-600 040,	7458
2	AARTHI	Plot Nos.51 and 52, Elango Nagar Main Road, Virugambakkam, Chennai 600 092,	9840
3	GOKULAM	Block No.M-66, in 7th Avenue, Besant Nagar, Chennai-600 090	8700
4	VANAMALI	No 151, AL Block, 11 th Main Road, Anna Nagar, Chennai 600 040,	6489
5	THANGA SARADHA	Old Door No.2, New Door No.3, Harrington Road, 16th Avenue, Chetpet, Chennai-600 031,	8520
6	BLESSINGTON	Plot No.68, New Door No.7, Old No.4, 4th Cross Street, Sylvan Lodge Colony, Kilpauk, Chennai-600 010	7615
7	SERENITY	Block No.86, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai 600 040	14800

FOR THE YEAR 2016

Sl.No	Project Name	Address	Constructed Area sq.ft
1	THE SELVAS	Plot No.4270, Door No.V-106, New Door No.62, 5 th Main Road, Anna Nagar, Chennai 600 040,	8397
2	SANTINIKETHAN	Plot No.4164, New No.11, Old No.33, V Block, 14th Street, Anna Nagar, Chennai - 600 040	8840
3	MARUTHA	New Door No.12, Old Door No.10, 14th Avenue, Harrington Road, (Mc. Nichols Road) Chetpet, Chennai - 600 031	13200
4	PARTHAN PALLADIUM	Plot No. 3559, Door No. 25, J Block, 6th Avenue, Anna Nagar East, Chennai - 600 102,	9200
5	SMRUTI	Door No. 68, AH - Block, 5th Street, Anna Nagar, Chennai - 40	8832
6	ANUGRAHA	Block No. 79, AE - Block, 4 th Avenue, Shanthi Colony, Anna Nagar, Chennai-600 040	12600
7	ANANDA NIVAS	Plot No. 1510, J Block, 13 th Street, Anna Nagar, Chennai - 600040	6156
8	DORILTON DALE	Plot No. W - 4; North Main Road, Anna Nagar Western Extension, Chennai-600 101	8412
9	RADIANCE	Plot No.4540, Door No.125, 'Y' Block Main Road, Anna Nagar, Chennai-600 040	6366

10	SHREYAS	Plot No.860, 'J' Block, 13th Main Road, Anna Nagar, Chennai-600 040,	10020
11	SUSHANTHI	Plot No.719, 4 th Street, D-Sector, W-Block, Anna Nagar Western Extension, Chennai-600 101	6060
12	SUBASRI	New No.12, Old No.11/1, Jeevarathnam Nagar, 1 st Street, Adyar, Chennai-600 020	11670
13	VIDYA VIVAT	Plot No.77, Old Door No.136, New Door No.114, Secretariat Colony 5 th Street, Kilpauk, Chennai-600 010	8064
14	DEVI NIVAS	Plot No. 1185, G - Block, 1st Street, Anna Nagar, Chennai-600 040	5860
15	SHREE LAKSHMI	Plot No. 1815, 13 th main Road, Anna Nagar, Chennai-600 040,	8700

FOR THE YEAR 2015

Sl.No	Project Name	Address	Constructed Area sq.ft
1	NIVRITTI	Plot No. 2462, New Door No. 4 (Old No. 73), AI-Block, 5 th Street, 8 th Main Road, Anna Nagar, Chennai-600 040,	9032
2	URBAN OASIS	Plot No. 1571, J-Block, 13 th Main Road, Anna Nagar West, Chennai - 600 040	8820
3	ASHRAYA	Plot No. 2407, Door No. 85, AI-Block, 5 th Street, Anna Nagar West, Chennai - 600 040	7758
4	KUMARAGAM"	Plot No.370, New No. 8, W- Block, East Main Road, Anna Nagar Western Extension, Chennai - 600 101	8238
5	SHREE SATHYA SAI	Plot No.L-5, Door No.24, 22 nd Cross Street, Indira Nagar, Adyar, Chennai-600020	6183
6	THE ACQUA ALLODIUM	Door No. 49,H - Block, 5th Street, Anna Nagar, Chennai -40	6261
7	PRASHAMAL PROVENCE	Plot No.2003, I-Block, 41St Street,6Th Avenue, Anna Nagar, Chennai - 600 040.	8820
8	DAKSHINAALAYA	No. 12, 7 th Cross Street, Shenoy Nagar, Chennai - 600 030.	9051

FOR THE YEAR 2014

Sl.No	Project Name	Address	Constructed Area sq.ft
1	THE CARMEL CASTLE	New No. 20, Old No. 58, Ormes Road, Kilpauk, Chennai-600 010	7380
2	PKS FIRDAWS	New Door No.4, Old Door No.50, 7th Cross Street, Shenoy Nagar, Chennai - 600 030,	8500
3	KOMALEZHAM	Plot No.1747, 13 th Main Road, Anna Nagar, Chennai 600 040	8600
4	THE TRINITY TERRACE	Plot No.3647, Door No.P-55, 6th Avenue, Anna Nagar, Chennai 600 040	8790
5	AMRUTH	Old Door No. 17, New Door No. 6, J Block, Plot No. 1492, 13 th Main Road, Anna Nagar, Chennai 600 040,	7089
6	DAASANS	Plot No.3985, New Door No. S 81, Old Door No. S 10, 6th Avenue, Anna Nagar, Chennai - 600 040,	8418
7	AASHIRWAD	New Door No. 98, Old Door No.68, 4 th Avenue, Ashok Nagar, Chennai-600 083	10020
8	REGAL RESIDENCIA	Door No. 1, Park Street, Kilpauk, Chennai - 600 010	9618
9	THE QUINTESSENCE	Block No.75, Door Nos. 99, 101 to 104, Z-Block, 5th Avenue, Anna Nagar, Ch-40	10000
10	TATVAM"	Plot No.5, A.K. Swamy Nagar, 9th Street, Kilpauk, Chennai-600 010	15040
11	PARK ENCLAVE	Door No.16/12, Park Street, Kilpauk Garden Colony, Chennai-600 010	12060
12	CHANDRA	Door No. 24/16, V Block, 14th Street, Anna Nagar, Chennai - 600 040	7290
13	JAY SARATHY	Door No. 30, W-Block, 1st Street, Anna Nagar, Chennai 600 040	6160
14	GAJORBA	New Door No.22 (Old No.23), Plot No.12-A, Second Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai-600 041,	7905

FOR THE YEAR 2013

Sl.No	Project Name	Address	Constructed Area sq.ft
1	THE COLTAN COURT	Door No. AI-126, 8th Main Road, Anna Nagar, Chennai - 600 040	8016
2	LENICE LOUNGE	Plot No. 161, Old Door No. 27, New Door No. 24, F Block, 2nd Avenue, Anna Nagar East, Chennai - 600 102	10954
3	SPRING DALE	Block No. 74, Door Nos. 105 to 110, Block Z, 5th Avenue, Anna Nagar, Chennai 600 040	9608
4	THE DACITE DACE	Plot No. 1188, Old Door No. 247, New Door No.11, Z Block, 1st Street, Anna Nagar, Chennai - 600 040	6254
5	KANAKADHARA	Block No. M-78, 31st Cross Street, Besant Nagar, Chennai-600 090	9024
6	SAILA SUDHA	Door No.33, Chamiers Road, Nandanam, Chennai - 600 035	7935
7	SRIVATSAM	Old Door No. 38, New No. 10, Unnamalai Ammal Street, North T.Nagar, Chennai-600 017	10650
8	AISHWARYA	Plot No. 2641, No.71, AL block, Shanthi Colony, Anna Nagar, Chennai - 600 040,	6495
9	GRACE GRANDEUR	No.2988, New No.11, Z Block, 1st Street, 13th Main Road, Anna Nagar, Chennai - 600 040	5396
10	SAI ANUGRAHA	Door No.12, Kilpauk Garden Colony Extension, Kilpauk, Chennai-600 010	6490
11	NAVANYA	Door No. 31 (New No. 3) B - Block, 12t Street, Anna Nagar East, Chennai - 600 102	5458
12	THE GRETE GARDENS	Door No. W 29, Plot No. 4392, Anna Nagar, Chennai 600 040	6114

13	SAI KRUPA	Old Door No.3,New Door No. 5, Thanikachalam Road, Pondy Bazaar, T. Nagar, Chennai 600 017	12014
14	PADMALAYA	Plot No.2038,H Block, 15 th Main Road, Chennai - 600 040,	8859
15	SHIV KRISH	Plot No.4269, Door No. 104, V Block, 5th Main Road, Anna Nagar, Chennai - 600 040	8325

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This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

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Run the transaction in one place: documents, stamping, signatures and the parties.

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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



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The LandLens
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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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