

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.

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT	
To	
The Real Estate Regulatory Authority	
TN RERA	
CHENNAI	
Sir	
I/We hereby apply for the grant of registration of our project to be set up at Valasaravakkam Taluk, Chennai 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;	NA
(ii) In case of individual –	NA
(a) Name	NA
(b) Father's Name	NA
(c) Occupation	NA
(d) Permanent address	NA
(e) Photograph	NA
OR	
In case of firm / societies / trust / companies / limited liability partnership / competent authority -	
(a) Name	GREAT HEIGHTS DEVELOPERS LLP
(b) Address	42 MONTIETH ROAD, EGMORE, CHENNAI 600008
(c) Copy of registration certificate	AAC-3784
(d) Main objects	CONSTRUCTION
(e) Name, photograph and address of chairman of the governing body / partners / directors etc.	Annexure Attached
(iii) PAN No;	AANFG2925M
(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:	VIJAYA BANK, Old No.245, New No 306, Llyods Road, Gopalapuram, Chennai, Tamil Nadu 600086
(v) Details of project land held by the applicant	S + 9 floors - 1 Block
(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project	CMDA, Corporation of Chennai
(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.	Annexure attached
(viii) Agency to take up external development works:	NA
Authority (exact Authority or any agreement to the Authority) / Self Development:	
(ix) Registration fee by way of a demand draft dated drawn on bearing no. for an amount of Rs. /- calculated as per sub-rule (3) of rule 3;	Residential - 5990.15 x 20 = 119803 Commercial - 429.66 x 50 = 21483
(x) Any other information the applicant may like to furnish.	NA
2. We enclose the following documents in triplicate, namely:-	
(i) authenticated copy of the PAN card of the promoter;	AANFG2925M (Attached)
(ii) audited balance sheet 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;	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;	NA
(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;	Annexure attached
(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.	Annexure attached

Promoter Details

Name*	GREAT HEIGHTS DEVELOPERS LLP
PAN No*	AANFG2925M
Telephone*	044 28550855
FAX Number	044 28552535
Occupation	CONSTRUCTIONS
Address Line 1*	42 MONTIETH ROAD, SINDUR PLAZA
Address Line 2*	4TH FLOOR, EGMORE, CHENNAI
State*	TAMIL NADU
Pin code*	600008
E Mail*	GHDLLP@GMAIL.COM

Name*	PYARELAL JAIN	
Designation	MANAGING PARTNER	
Address Line 1*	42 MONTIETH ROAD, SINDUR PLAZA	
Address Line 2*	EGMORE, CHENNAI	
State*	TAMILNADU	
Pin code*	600008	
Telephone*	044 - 28550855	

Name*	P VINOD	
Designation	PARTNER	
Address Line 1*	42 MONTIETH ROAD, SINDUR PLAZA	
Address Line 2*	EGMORE, CHENNAI	
State*	TAMILNADU	
Pin code*	600008	
Telephone*	044 - 28550855	

Name*	P SANJAY	
Designation	PARTNER	
Address Line 1*	42 MONTIETH ROAD, SINDUR PLAZA	
Address Line 2*	EGMORE, CHENNAI	
State*	TAMILNADU	
Pin code*	600008	
Telephone	044 - 28550855	

Name*	SUNIL PITALIYA	
Designation	PARTNER	
Address Line 1*	42 MONTIETH ROAD, SINDUR PLAZA	
Address Line 2*	EGMORE, CHENNAI	
State*	TAMILNADU	
Pin code*	600008	
Telephone*	044 - 28550855	

Previous Project Details (Last 5 Years only)

Project Name*	SINDUR S K RESIDENCY	Project Description	APARTMENTS
Current Status	ONGOING	(Max 500 Characters)	STILT + 4 FLOORS - 3 BLOCKS
Type of Land	FREE HOLD LAND	State	TAMIL NADU
Is there any Case Pending	NO	District*	KANCHEEPURAM
Address	PLOT NO. 395, 396, 407,408,409 & 410	Pincode	600100
	KAMAKOTTI NAGAR, PALLIKARNAI		
	CHENNAI		

Project Architects

Name*	SIVA ANBARASAN
Licence No.	C A No. 10769 / R A No. 191
Telephone Number*	044 28554262
Address Line 1 *	S3, 2nd floor, 43 Pantheon Road
Address Line 2*	Egmore, Chennai
State*	TAMIL NADU
Pin code*	600008

Project Structural Engineers

Name*	S DHILIPARAJAN
Licence No.	L S No. 1797
Telephone Number*	044 - 22500120
Address Line 1*	Module No. 15, 1st floor, Garment complex
Address Line 2*	SIDCO Industrial Estate, Guindy, Chennai
State*	Tamilnadu
Pin code*	600032

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

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

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

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
hello@verified.realestate
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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.

