

RE

REGULATORY RECORD

RERA Document

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FORM "A

[SEE Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To,

The Real Estate Regulatory Authority,
Tamil Nadu,
1st Floor, Tower 11, CMDA,
No, 1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Perumattunallur village, Chengalpattu Taluk, Kancheepuram District, and Tamilnadu State.

1. The requisite particulars are as under:-

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

(ii)In case of individual-

- (a) Name:
- (b) Father's Name:
- (c) Occupation:
- (d) Permanent address:
- (e) Photograph:

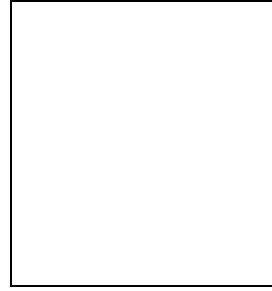
OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority-

- (a) Name : SHRIPROP STRUCTURES PRIVATE LIMITED
- (b) Address : Lakshmi Neela Rite Choice Chamber,
No: 9, Bazullah Road, T.Nagar
Chennai - 60017
- (c) Copy of registration certificate : ENCLOSED
- (d) Main objects: REAL ESTATE DEVELOPMENT.

(e) Name : Ram Shankar.V, C.O.O
Designation: Chief Operating Officer
Photograph:

Email Id: ramshankarv@shriramproperties.com
Mobile No: 9790333336



Address of the governing body / directors :

No. 40/46, 8th Main, 4th Cross, RMV Extension,
Sadashivnagar, Bangalore – 560 080.

(iii) Pan No: **AALCS5700M**

(iv) Name and address of the bank or banker with which account in terms of section 4(2) (1)(D) of the Act will be maintained-: ACCOUNT NO: 4811965794, KOTAK MAHINDRA BANK; CAPITALE, 11th FLOOR, 555,ANNA SALAI, TEYNAMPET, CHENNAI-600018.

(v) Details of project land held by the applicant-- The plan Sanction obtained is to the large extent of 36.1 Acre (146091.5 Sq.m) as a single Project. Out of 36.1 Acre (146091.5 Sq.m), 13852 Sq.m is the Exclusive Extent of UDS allocated for Tower – 13, 15 & 22.

Only three Towers (Tower -13, 15 & Tower – 22) along with the Allocated UDS of 13852 Sq.mt are to be registered through this Application as an exclusive Phase in the overall project of the larger extent.

(vi)Details of Approvals obtained from various competent Authorities for commencing the project- Building Permit, Planning Permit & DFRS-MSB.

(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 case pending, details of type of land payments pending etc:

SSPL is a Special Purpose Vehicle (SPV) which is a Subsidiary Company of Shriram Properties Pvt. Ltd developing only this Project at Survey no's: 16/4A, 4B: 65/4, 5A, 5B; 76/4,5; 77/1A, 1B, 2B, 2C1A, 2C1B, 2C1C, 2C1D, 2C1E, 2C1F,

2C2, 3A,3B; 78/1,2; 79/1,2; 80/1,2; 81/1, 2; 82; 83; 85; 86/1B, 2A, 2B 1C; 87/1A, 1B1, 1B2, 2A, 2B,2C; 88/1,2,3, 89/2, 3A, 3B,3C,4A,4B, 90, 95/4 Of 36.10 Acre Perumattu Nallur village Chengalpattu Taluk, Kanchipuram District. This project is a Single Project under a single Approval which is being developed under various PHASES Tower wise.

(viii)Agency to take up external development works-----
local authority (exact authority or agreement to the Authority) /Self-
Development;

(ix)Registration fee by way of a demand draft dated- 06/02/18 drawn on- KOTAK MAHINDRA BANK bearing no: 381116 for an amount of Rs.5,07,800/- (Five lakh Seven Thousand and Eight Hundred Only) calculated as per sub-rule (3) of rule;

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

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

(i)Authenticated copy of the PAN card of the promoter: Attachment Enclosed.

(ii) Audited balance sheet of the promoter for the preceding financial year;

(iii) Copy of the title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with is owned by another person: : Attachment Enclosed.

(iv) The details of encumbrances on the land which development is proposed including any rights, title, interest or name of any party in or over such land along with details: Attachment 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 joint development 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;

(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 phase, an authenticated copy of the planning permission, building permit/building sanction plan partial

completion certificate for each of such phases: : Attachment 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: Attachment 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:

The Project has been accorded with the NOC'S from DFRS, EC from TNSEIAA, MOEF, Planning Permit from DTCP Chengalpattu Taluk and Building Permit from Perumattunallur village, the development works may confirm to the various NOC'S and Consents obtained.

(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: 12° 48'55.86"N - 80° 4'52.39"E, 12° 49'3.38"N - 80° 4'59.83"E, 12°48'55.89"N - 80° 5'12.74"E, 12° 48'48.64"N - 80° 4'51.04"E, 12° 48'59.12"N - 80° 4'59.74E, 12° 48'57.35"N - 80° 4'56.85E & 12° 48'54.73"N - 80° 4'54.00"E

(ix) Proforma of the allotment letter, agreement, agreement for the sale and the conveyance deed proposed to be signed with the allottees:

The Requirements of the TNRERA will be adhered too in the above said Agreement.

(x) The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, veranda, open terrace and other common area, if any, details of which have to be furnished separately:

Attachment Enclosed

(Xi) The number and areas of covered parking available in the project:

Nos: 167 & Area - 2087.5 Sq.Mt.

(Xii) The number of open parking areas available in the project:

Nos: 85 & Area – 1062.5 Sq.Mt

(Xiii) Details of undivided shares pertaining to the project: 13852 Sq.Mt

(Xiv) The names, address, 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: Attachment Enclosed.

(xvi) A declaration in **Form "B"**

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

Dated:

Place:

Yours faithfully

Signature and seal of the applicant(s)

Project Architects

Architect Name	Ar. Siddharth G Sankar	E Mail ID	admin@sankarassociates.in
MCA No	CA/2005/36220	Address line	M/s.Sankar Associates 27,Sengupta Street Ramnagar, Coimbatore
State	Tamilnadu	District	Coimbatore
Pincode	641 009	Year of Establishment	2006
Key Projects	1- Shriram Suhana . –Bangalore 2- Sreevatsa Rajguru. – Coimbatore. 3- Ganga Hospital – Coimbatore.		

Structural Engineers

Engineer Name	Er.Muruges.S	E Mail ID	muruges@sankarassociates.in
If Registered in any Corportion / LB, Liscence No.	AM092266	Address line	M/s.Sankar Associates 27,Sengupta Street Ramnagar, Coimbatore.
State	Tamilnadu	District	Coimbatore.
Pincode	641 009	Year of Establishment	1997.
Key Projects	1) Shriram Suhana . – Bangalore 2) Sreevatsa Rajguru. – Coimbatore. 3) Ganga Hospital – Coimbatore.		

Project Contractors

Contractor Name	M/S. Mfar Constructions Private Limited	E Mail ID	info@mfarconstructions.com , fayaz@mfarconstructions.com
If Registered in any Government Dept	Yes	Address line	8 & 8A, 80 Feet road, Koramangala, Bangalore
State	Karnataka	District	Bangalore
Pincode	560034	Year of Establishment	1996
Key Projects	1) Pacific City 2) Inland Windsors. 3) Design Center IIT Madras		

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.

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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.

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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
+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.

