

RERA Document

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FORM "A"

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai
Tamil Nadu

Sir,

We hereby apply for the grant of registration of our project to be set up in the land comprised in T.S.No.14/2 & 14/3, of Block No.26, Urur Village, Velachery Taluk, situated at Block G & H, First Cross Street, Besant Nagar, Chennai-600 090.

1. The requisite particulars are as under:-

(i) **Status of the applicant:**

(ii). (a) **Name :** M/s RAMANIYAM REAL ESTATES PVT. LTD,

(b) Address: 17/35, Second Main Road, Gandhi Nagar, Adyar, Chennai 600 020.

(c) Copy of registration certificate: **Certificate of Incorporation Attached.**

(d) Main objects:

1. To carry on the business of acquiring lands and buildings by purchase, lease or exchange or otherwise, developing such lands, buildings and other building complexes by raising, constructing, altering or in any other way exploiting the buildings and to construct office complexes, apartments, flats and to deal in office complexes, office apartments, flats and others by way of sale or by way of letting out such offices, apartments, flats.
2. To sell, lease or mortgage or exploit such lands or any part of the such lands in any manner whatsoever as may be beneficial to the company.
3. To carry on the business of builders, contractors, property developers, real estate agents, financiers and acquire land, buildings, offices, apartments, flats, in any manner whatsoever as may be necessary to carrying on the business aforesaid.
4. To enter into agreement with the owners of buildings, flats and apartments and buildings complexes to provide basic facilities to act as caretakers of buildings to maintain common facilities like lifts, water supply, power supply to undertake repairs and other maintenance facilities in such buildings or building complexes to provide for security or any other service or services in respect of such buildings, flats and apartments or building complexes.

5. To carry on the business of generating, distributing, maintaining, servicing, selling, purchasing electrical energy either by way of setting up, erecting construction of wind power centers, wind mills, wind generator, motors and turbines of various types like wind mills with or without tails, weights, flats etc/ and enter into power purchase agreements with appropriate authorities for its sale and distribution of power/energy either for domestic or for other purposes.
6. To carry on the business of setting up production units for producing engineering components, special purpose machines, moulds, dies and other products either by using CAD/CAM/CAE or otherwise which are more associated with wind mills and turbines or various types like wind mills, turbines, motors, with or without tails, weights, flags or otherwise and other industries in general.
7. To enter into contractual relationship such as Franchise, Joint Venture, Technical; Collaboration, Strategic Alliance/Association with any other person(s) both in India and Abroad such as Laboratories, Corporations, Corporate Bodies, Government Departments and Non-profit institutions and all other such persons relating to and in the field of wind mills, wind energy producing centers, motors and turbines or various types like wind mills with or without tails, weights, flats or otherwise.

(e) Name, photograph and address of chairman of the governing body :

V.JAGGANNATHAN,
Managing Director
T-77, 29th Cross Street, Besant Nagar,
Chennai 600 090
Contact No: 9841024378.
E mail Id : md@ramaniyam.com.



(iii) PAN No. AAACR2276A;

(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 HDFC BANK LIMITED.

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

Land measuring 12367 sq.ft., comprised in T.S.No.14/2 & 14/3, of Block No.26, Urur Village, Velachery Taluk, situated at Block G & H, First Cross Street, Besant Nagar, Chennai-600 090.

(VI) Details of Approval obtained from Various Competent Authorities for Commencing the Project;

Planning Permit No.11693, B/Spl.Bldg/348 A to E/2017 & File No. B1/12499/17 dated 22/12/2017 Issued by CMDA and Building Permit No. CEBA/WDCN13/00056/2018 dated 20.02.2018, issued by Greater Chennai Corporation.

- (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 - **ATTACHED AS ANNEXURE.**
- (VIII) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development; - **Not Applicable.**
- (IX) Registration fee by way of a demand draft dated **24.04.2018** drawn on **AXIS BANK LTD bearing no.001525 for an amount of Rs.44,500/- (Rupees Forty Four Thousand Five Hundred Only)**
calculated as per sub-rule (3) of rule 3;
- (X) Any other information the applicant may like to furnish.
2. We enclose the following documents in triplicate, namely:-
- (i) Authenticated copy of the PAN card of the promoter: **ENCLOSED.**
 - (ii) Audited balance sheet of the promoter for the preceding financial year: **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: **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: **N.A.**
 - (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: **JOINT DEVELOPMENT AGREEMENT 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: **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 : **ENCLOSED**
 - (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: **The latitude and longitude of the end points of the project: 13°00'28.61"N - 80°26'48.94"E , 13°00'30.71"N - 80°26'50.23"E , 13°00'29.03"N - 80°26'53.50"E , 13°00'28.66"N - 80°26'54.39"E.**
 - (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : **ENCLOSED.**
 - (x) 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 : **ENCLOSED AS ANNEXURE.**
 - (xi) the number and areas of covered parking available in the project : **Mentioned in the Application Form.**
 - (xii) the number of open parking areas available in the project : **Mentioned in the Application Form.**
 - (xiii) details of undivided shares pertaining to the project : **Mentioned in the Carpet Area Statement.**
 - (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **NIL**
 - (xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project : : **Mentioned in the Application Form.**
 - (xvi) a declaration in FORM "B" : **ENCLOSED.**
3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated: 30.04.2018.

Place: Chennai.

Yours faithfully,

For RAMANIYAM REAL ESTATES (P) LTD.


V. JAGGANNATHAN
MANAGING DIRECTOR

Signature and seal of the applicant(s)

PREVIOUS PROJECT DETAILS (Last 5 Years Only)

SI.NO	PROJECT NAME & LOCATION	CATEGORY OF THE BUILDING	PROJECT DESCRIPTION	CURRENT STATUS	IS THERE ANY CASE PENDING
1	GATSBY No : H17 , South Avenue , Thiruvanmiyur , Chennai-41	Residential Building	Stilt+4 Floors consisting of 20 Dwelling units	Completed in 2014	-
2	MAANAS Plot no : 139 to 142 , Sri Bhuvaneshwari Nagar , Karuna Street & Chandru Street , Velachery , Chennai – 42.	Residential Building	Stilt+4 Floors consisting of 36 Dwelling units	Completed in 2014	-
3	SOWBHAGYA Block no :D101 , Sowbhagya Colony , Ashok Pillar Salai, (Anna Main Road) , K.K.Nagar , Chennai -78.	Residential Building	Stilt+4 Floors consisting of 12 Dwelling units	Completed in 2014	-
4	NAIMI SARANYAM Block no : D114 , Sangeetha Colony , R.K.Shanmugam Salai , K.K.Nagar , Chennai – 78	Residential Building	Stilt+4 Floors consisting of 12 Dwelling units	Completed In 2014.	-
5	KAMADHENU Block no 13 to 18 , Ponnambalam Salai , K.K.Nagar , Chennai-78	Residential Building	Stilt+4 Floors consisting of 59 Dwelling units	Completed in 2014	-
6	KRISHNA New no : 4 , 1 st Seaward Road , Valmiki Nagar, Thiruvanmiyur , Chennai-41	Residential Building	Stilt+3 Floors consisting of 06 Dwelling units	Completed in 2014	-
7	D106 - RAMANIYAM SANGEETHA Block no : D106 , Sangeetha Colony , R.K.Shanmugam Salai , K.K.Nagar , Chennai – 78	Residential Building	Stilt+4 Floors consisting of 12 Dwelling units	Completed in 2014	-
8	D105 - RAMANIYAM SANGEETHA Block no : D105 , Sangeetha Colony , R.K.Shanmugam Salai , K.K.Nagar , Chennai – 78	Residential Building	Basement + Stilt+4 Floors consisting of 12 Dwelling units	Completed in 2015	-
9	PALLAVARAM Plot no : 10 , G.S.T , Road , Pallavaram , Chennai.	Commercial Building	Stilt + 3 Floors	Completed in 2015	

SI.NO	PROJECT NAME & LOCATION	CATEGORY OF THE BUILDING	PROJECT DESCRIPTION	CURRENT STATUS	IS THERE ANY CASE PENDING
10	AADHITHYA D48 , R.K.Shanmugam Salai , KK Nagar, Chennai – 600 078.	Residential Building	Stilt+4 Floors consisting of 08 Dwelling units	Completed in 2015	-
11	GANGA Door no : 27 to 30 , Block No: H1 & H4 , Ganga Colony , 1 st Avenue , Jawaharlal Nehru road , Ashok Nagar , Chennai – 83.	Residential Building	Basement Floor(Part) + Stilt+4 Floors consisting of 48 Dwelling units	Completed in 2015	-
12	CHAITANYA No:100 , Madha Church Road ,Nerkundram Village , Chennai .	Residential Building	Stilt+4 Floors consisting of 179 Dwelling units	Completed in 2015.	-
13	GAURAVV-1 Subramania Swamy Temple Road , School Road , Sholinganallur , Chennai 119	Residential Building (Group Development)	Block – 1 to 4 – Stilt + 4 Floors Consisting of 122 Dwelling units	Completed in 2015	-
14	KAILASH New no : 16 , 4 th Cross Street, C.I.T.Colony , Mylapore , Chennai -04.	Residential Building	Stilt+3 Floors consisting of 03 Dwelling units	Completed in 2015.	-
15	PALAVAKKAM Plot no : B4,B5,B6,8 & 9, Sivasamy Avenue , Palavakkam , Chennai-41	Residential Building	Ground +1 Floor consisting of 10 Dwelling Units	Completed in 2015	-
16	RAJA Door no : 35 , Venkathathinam Street , Adyar , Chennai -20.	Residential Building	Stilt+3 Floors consisting of 04 Dwelling units	Completed in 2015	-
17	SAROVAR Plot no : 230 to 238A , Sri Bhuvaneshwari Nagar , Karuna Street & Chandru Street , Velachery , Chennai – 42.	Residential Building	Stilt+4 Floors consisting of 71 Dwelling units	Completed in 2015	-
18	DHWANI Block no : 42 , New Door no : 12 , (M42 / 1 to 4) , 7 th Cross Street, Besant Nagar , Chennai-90	Residential Building	Stilt+4 Floors consisting of 08 Dwelling units	Completed in 2015	-

SI.NO	PROJECT NAME & LOCATION	CATEGORY OF THE BUILDING	PROJECT DESCRIPTION	CURRENT STATUS	IS THERE ANY CASE PENDING
19	GRUHA	Residential Building	Ground + 1 Floor Consisting of 10 Dwelling units	Completed in 2015	-
	S.No:406 / 4A , 4B , As per Patta , Thoraipakkam – Neelankarai Road , (Murugesan nagar Road)				
20	OMKAR New door no : 23 , LIC Colony , 4 th Street, Dr.Radha Krishnan Nagar, Thiruvannmiyur, Chennai -41	Residential Building	Stilt+2 Floors consisting of 04 Dwelling units	Completed in 2015	-
21	SRICHAKRA New no : 5 , Old no : 3, Plot no : 11, 2 nd Street , Jagadhambal colony , Royapettah ,Chennai-14.	Residential Building	Stilt+3 Floors Consisting of 05 Dwelling units	Completed in 2015	-
22	PUSHKAR-2 Kalaiginar Karunanidhi Salai , (OMR-ECR Link Road) Sholinganallur , Chennai-119.	Residential / Commercial Building	Basement + Ground Floor (Part) / Stilt (Part)+15 Floors Consisting of 296 Dwelling units	Completed in 2016	CC.118/2017 STATE CONSUMER DISPUTES REDRESSAL COMMISSION
23	MEENAKSHI NIVAS Plot no : 22 & 23 , Kamaraj Street , Mugalivakkam , Chennai – 116.	Residential Building	Stilt+3 Floors consisting of 06 Dwelling units	Completed in 2016	-
24	SARASWATHI At Plot no : B17 , G.O.C.H Colony , 22 nd Cross Street, Besant Nagar, Chennai – 90.	Residential Building	Stilt+4 Floors consisting of 08 Dwelling units	Completed in 2016	-
25	SUKRITI Plot no : 44B , Old no : 4 , New no : 7 , Venkatrathinam Nagar , Adyar , Chennai – 20.	Residential Building	Stilt+2 / Ground +1 Floors Consisting of 04 Dwelling units	Completed in 2016	-
26	SUMIKRISH Old No : 27 , New no : 16 , Thirumurthy Street, T.Nagar, Chennai – 17.	Residential Building	Stilt+4 Floors consisting of 08 Dwelling units	Completed in 2016	-
27	SAROVAR	Residential Building	Stilt+4 Floors consisting of 71 Dwelling units	Completed in 2017	-
	No.230 - 238, karuna street, Bhuvaneswari nagar,velachery, Chennai - 42				

SI.NO	PROJECT NAME & LOCATION	CATEGORY OF THE BUILDING	PROJECT DESCRIPTION	CURRENT STATUS	IS THERE ANY CASE PENDING
28	GAURAVV - PHASE-2-BLOCK-2 S.NO.496, Subramaniaswami Temple Road, Shozhinganllur, Chennai-119.	Residential Building	Stilt+4 Floors consisting of 48 Dwelling units	Completed in 2017	-
29	AMRUTH No.230 - 238, karuna street, Bhuvaneswari nagar,velachery, Chennai - 119.	Residential Building	Stilt+3 Floors consisting of 6 Dwelling units	Completed in 2017	-
30	GODHAVARI Plot No- 58, chandru st, bhuvaneswari nagar, velachery, Chennai - 42	Residential Building	Stilt+2 Floors consisting of 4 Dwelling units	Completed in 2017	-
31	GOMATHI Plot No- 52, chandru st, bhuvaneswari nagar, velachery, ch - 42	Residential Building	Stilt+2 Floors consisting of 4 Dwelling units	Completed in 2017	-
32	RAMANIYAM KALYAN - A10 A10, 25th cross st, besant nagar, chennai -90	Residential Building	Stilt+4 Floors consisting of 8 Dwelling units	Completed in 2017	-
33	GANESH KRI PA No.3, 8th main road, Kasthuribai nagar, Adyar, Chennai - 20	Residential Building	Ground+2 Floors consisting of 4 Dwelling units	Completed in 2017	-
34	MAHADEVAN No.27, 80th street, Ashok Nagar, Chennai - 83	Residential Building	Stilt + 3 Floors consisting of 6 Dwelling units	Completed in 2017	-
35	YAMUNA Plot no B16, G.O.C.H colony, 17th cross st, besant nagar, ch-90	Residential Building	Stilt + 4 Floors consisting of 8 Dwelling units	Completed in 2017	-
36	MITHILA Door NO: 16,Indira Nagar,7th Cross Street,Chennai- 600020	Residential Building	Stilt + 3 Floors consisting of 5 Dwelling units	Completed in 2017	-
37	APARAJI TA No.56, 2nd Main road, kasthuribai nagar, Adyar, ch-20	Residential Building	Stilt + 3 Floors consisting of 3 Dwelling units	Completed in 2018	-

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.

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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.

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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

Watch a property and hear about it when something new is registered against it.

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Deal Room

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

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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



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Services we run
for you
/services



The LandLens
suite
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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.

