

RE

REGULATORY RECORD

RERA Document

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

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



Dear Sir,

We hereby apply for the grant of registration of our project to be set up at RS.No. 57, Block No. 45, Kodambakkam Village, Old Door No.32/1, 33/2 and 33/3, New Door No. 18, 19, and 21, Plot No. 41 and 42, Rukmani Street, West Mambalam, Chennai – 600 033, Mambalam Taluk Chennai District, Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Private Limited Company

(a) Name of Company: M/s. Anmol Shruti Contractors and Engineers Private Limited (Anmol Prakriti)

(b) Address: No. 102, Lattice.Bridge. Road, Adyar, Chennai – 600 020.

(c) Copy of registration certificate: **Enclosed**

(d) Main objects:

- To buy, sell hold, mortgage, rent, lease or otherwise deal in real estate's develop, make layouts and to build, construct, alter, improve, maintain develop, enlarge, pull down, remove or replace and to work, manage and control any buildings, roads, railways, runways. Bridges, culverts. Dams, reservoirs, branches, or sidings, water courses, sewers, channels, tunnels wharves, factories, buildings, Industrial establishment, hotels, resorts, farm houses, commercial establishments, mills, shops, schools, colleges, educational institutions, hospitals, warehouses, houses, residential flats, cinema as contractor sub-contractors, or developers, including supply of materials consumables, plant equipments, men power, necessary for its execution and other works conveniences and to provide civil constructions
- To own and acquire lands either as owner or as lessor or licensee and to construct thereon any kind of buildings including flats, tenements, houses, apartments, or any other super-structure and to sell or lease such land and/or buildings flats, tenements, apartments, houses or other structures. To establish and carry on the business of construction activities and to carry on any civil mechanical and electrical engineering works or to develop or state any industry, manufacturing any products or materials required for the same.

(e) Name: Mr. Alok Kumar Gulechha

- Mail Id: cmd@anmolproperties.com
- Mobile No. 6381697609
- Photograph: Attached
- Address of chairman of the directors: No. 102, Lattice .Bridge, Road,

Adyar, Chennai – 600 020.

(ii) PAN No of Anmol Shruti Contractors and Engineers Private Limited: AAACA9309D;

(iii) 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 Karur Vysya Bank, Adyar Branch, Account No. 1257135000007275, IFSC: KVBL0001257.

(iv) Details of project land held by the applicant: Old Door No.32/1, 33/2 and 33/3, New Door No. 18, 19, and 21, Plot No. 41 and 42, Rukmani Street, West Mambalam, Chennai – 600 033.

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project, P.P.A. approved by C.M.D.A. vide Lr. No. BC1/12006/2017, dated 26.03.2018, Building Permission No. CEBA/WDCN10/00130/2018, dated 09.05.2018, Ward No. 133.

(vi) 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.

S.No.	Project Name	Address	Completion Date	Payments
1.	Anmol Kiran	Neelankarai	2013	Nil
2.	Anmol Ashiana	Velachery	2013	Nil
3.	Anmol Vishwakarama Heights	Thiruvannamiyur	2014	Nil

(vii) Agency to take up external development works - Self Development;

(viii) Registration fee by way of a demand draft dated 13.06.2018 drawn on Bearing no. 079789 for an amount of Rs. 31428/- (Rupees Thirty One Thousand Four Hundred and Twenty Eight Only) calculated as per sub-rule (3) of rule 3;

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;**

(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; **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; **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 there of including fire- fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

- Water Supply:
 - Bore water Connection will be provided
 - Metro Water Connection will be provided from the Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB)
- Sewerage & Solid Waste Disposal
 - Sewerage disposal will be collected from the apartment and disposed through the Sewerage line which is maintained by Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB)
 - Solid waste disposal will be collected from apartment and disposed through Greater Chennai Corporation.

○ Fire fighting and emergency evacuation service does not arrives in this premises since it is not MSB

- Two lifts, One of Eight persons capacity and another of Three persons capacity
- 60 KVA Generator of Cummins/Kirloskar make for entire building with auto switch in case of grid power failure. The Generator will have capacity to take the load of all Lights, Water pumps, Plug Points and Lifts in Common area and also one light one fan one plug point in all the rooms, Toilets and Kitchen in all the apartments in case of Grid Power failure,

(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; **Enclosed**

(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**

(xi) The number and areas of covered parking available in the project; **Enclosed**

(xii) The number of open parking areas available in the project; **Enclosed**

(xiii) Details of Undivided Shares pertaining to the project; **Enclosed**

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

(xv) 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;

- a. Architects: C.PARVATHI KRISHNAN, M.Arch.,A.I.I.A
Registered Architect No. CA/2004/34429
Old No. 15, New No. 22, New Street,
West Mambalam, Chennai – 600 033.
Email Id: kri_74@rediffmail.com
Mobile No. 99625 38000
- b. Structural Engineer: S.NAGESH, B.E. (CIVIL). M.A.Sc., M.I.E
Structural Engineer Class – 1,
Licensed Surveyor No. 180
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar,
Chennai – 600 020.
Email Id: nagesh@somadevnagesh.in
Mobile No. 9840231666
- c. Site Engineer: P.PRAKASH
Site Engineer
No. 17, Muthukarrupan Street,
Pasuban Nagar, Pammal, Chennai – 600 075.
Email Id: prakash861708@gmail.com
Mobile No. 90032 47111
- d. Geo Technical Engineers: Prof. Dr. K. MUTHUKRISHNAIAH
K.M.FOUNDATION CONSULTANTS

Report No. KMFC/ANMOL
PROPERTIES/WEST MAMBALAM/T338
No. 4/32, North First Cross Street,
Kapalesswarar Nagar, Neelankarai,
Chennai – 600 115.
Email Id: kmuthukrishnaiah@gmail.com
Mobile No. 9840103900

(xvi) a declaration in FORM 'B'.

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

Dated: 12.06.2018

Place: Chennai



Yours faithfully,

Signature and seal of the applicant(s)

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
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.

