

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
Chennai



NAME: N. RAMASUBRAMANIAN
PROPRIETOR, GANESH
BUILDERS

↓
S. VIMAL KUMAR
LAND OWNER

Email: ramsindia001@gmail.com MAIL: Vimal006@gmail.com
Mobile: 9942612000 Mob: 95004 95006

Sir,

I/We hereby apply for the grant of registration of my/our project **Deepam Enclave** to be set up at **T.S no. 2/32, K. Abishekapuram zone, Block No.29, Ward AB, Door No.23, Gandhi Nagar, Pon Nagar, Trichy, Tamil Nadu.**

1. The requisite particulars are as under:-
 - (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
 - (ii) 1. In case of individual –
 - (a) Name **N.Ramasubramanian**
 - (b) Father's Name **M.Natarajan**
 - (c) Occupation **Proprietor , Ganesh Builders.**
 - (d) Permanent address **F3, Achyuta Complex, 111, Bharathidasan Salai,, Cantonment, Tiruchirappalli, Tamil Nadu -620001.**
 - (e) Photograph
- AND
- (a) Name **S.Vimal Kumar**
 - (b) Father's Name **U.Sambath**
 - (c) Occupation **Business**
 - (d) Permanent address **No.C30/39, 3rd Cross, Thillai Nagar, Tamil Nadu -620018.**
 - (f) Photograph

x
Vimalkumar

For Ganesh Builders

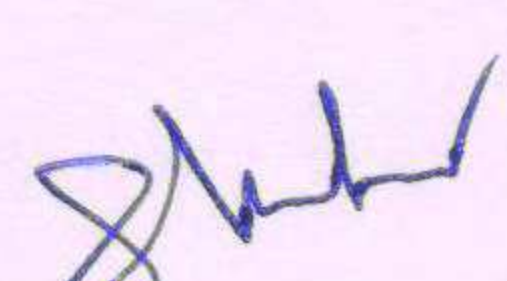
Proprietor

- (iii) PAN No.-**Enclosed**
- (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 – **Enclosed.**
- (v) Details of project land held by the applicant-N.Ramasubramanian,Proprietor **Ganesh Builders joint venture development with land owner S.Vimal Kumar**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project**Local Planning Authority,Tiruchirapalli.**
- (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.
Enclosed
- (viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self
- (ix) Registration fee by way of a demand draft dated **30.07.18**drawn on **Lakshmi Vilas Bank ,CantonmentBranch,Trichy** ,bearing no.**854434** for an amount of **Rs.31560** /-calculated as per sub rule (3) of rule 3 or any other information the applicant may like to furnish.

2. I/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**

x 
Vimal Kumar

For Ganesh Builders


Proprietor

- (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 including, drinking water facilities, solid waste management, and use of renewable energy; - **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; - **Enclosed**
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **NIL**
- (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**
- (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; - **NIL**
- (xvi) 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:

Place:

x 8VH

Vinod Kumar

For Ganesh Builders

N. R. [Signature]

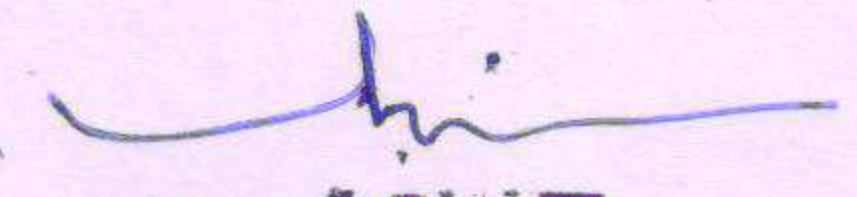
Proprietor

Yours faithfully,

Past Projects

S.No	Name of the Projects	Category	Year	Status
1.	SARA Enclave, Thillai Nagar, 11th cross Trichy.	Residential Apartments	2013	Completed
2.	MSR Residency No.1, Renganathapuram, Puthur, Trichy-17.	Residential Apartments	2017	Completed
3.	Pranav Enclave, 13th cross Bharathi Nagar, Trichy	Residential Apartments	2018	Completed
4.	Contract building for Dr. Hari Meyyappan, Sundar Nagar 2 nd cross, Trichy-21.	Contract Building	2017	Completed
5.	IVY Homes, Gandhinagar 1 st main road, Ponnagar, Trichy	Residential Apartments	2016	Completed
6.	Individual house-Mr. Govarthanlal	Individual house	2016	Completed
7.	GVN Speciality Hospital, Trichy Chennai Trunk Road, Mambazhasalai, Srirangam, Tiruchirappalli	Contract Building	2014	Completed

For Ganesh Builders

N.R. 
Proprietor

PROFILE OF THE PROJECT

1.	Project Address	T. S no. 2/32,K.Abishekapuram zone, Block No.29,Ward AB, Door No.23, Gandhi Nagar,Pon Nagar, Trichy.
2.	Category of the Building (Spl / MSB)	Spl
3.	Residential / Commercial	Residential Apartments
4.	Company Name Phone Number Email Id	Ganesh Builders 0431-2401000 ramsindia001@gmail.com
5.	Total Number of Floors	Stilt parking+4 floors
6.	No. Of Dwelling Units (Incase if Resdiential)	24 Units
7.	Total Floor Area (As per Approval Plan)	1590.68Sq.m
8.	Total Plot Area	885.57Sq.m
9.	Total F.S.I Area (As per Approval Plan)	1577.8 Sqm
10.	a) No. of covered Car Parking b) Open Car Parking c) Total No. of Car Parking (As per Approval Plan)	8 Nos NIL 8Nos
11.	RERA Account Details a)Bank Name b) Branch Name c) Account Number d) IFSC Code	Lakshmi Vilas Bank Trichy Cantonment Branch 07293530000000020 LAVB0000729
12.	Details of calculation of Registration charge payable to TNERA: 1) FSI Area in Sq.m (as per approved plan) : 1578Sq.m a) Rate (Rs.20 per Sq.m) : 20 b) Total : Rs.31,560/- c) DD Number, Bank & Amount : "854434", LVB & Rs.31,560/-	

x *SHW*

Vimal/Kumar

For Ganesh Builders

N R
Proprietor

Details of Licensed Surveyor :	
Name :	Mr.R.Vetrivel
Address:	31-A/1, Seven Hills Tower, Tennur High Road, Tennur, Tiruchirappalli,
	Tamil Nadu.
Mobile Number:	9789333245
Email id:	rvetrimtech71@gmail.com
Details of Structural engineer:	
Name :	Dr. C.Natarajan
License No. :	F114764-B
Address :	No.1,Rani Annadurai street,KK Nagar,
	Trichy-18
Email id:	Ic_natraj@yahoo.com
Mobile Number:	9486001166
Contractor :	Self

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
+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.

