Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Contact : 9600193355
(Vinodh)

Entry ✓ No payment details available

DD need
CD need

JANAKI

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

APPLICATION FOR REGISTRATION OF PROJECT

-/-2342





PRIYATHAMA

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
30 JUL 2018
TNRERA
CHENNAI

To,

The Real Estate Regulatory Authority
No. 4, ANNA IRWIN ROAD
EGMORE, CHENNAI- 600 008
TAMIL NADU

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at PLOT NO. 349 & 350, VALLAL KARI STREET & PADMAVATHY STREET, SRINIVASA NAGAR, MADIPAKKAM, CHENNAI- 600 091 COMPRISED IN OLD S.NO. 93/3 of NEW S.NO. 93/43 & 93/44 of MADIPAKKAM VILLAGE TAMBARAM Taluk CHENNAI District TAMILNADU State WC, ZONE-14, DIV-169.

1. The requisite particulars are as under:-

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

(ii) In case of individual –

(a) Name – PRIYATHAMA & JANAKI. R. RANGASWAMY
(b) Father's Name – VARADHAN SRINIVASA KATTALAI & RANGASWAMY
(c) Occupation – DIRECTOR & DIRECTOR.
(d) Permanent address – 33/15, CENOTAPH 1st STREET, TEYNAMPET, CHENNAI- 600 018 (VIGNESHWARA HOMES PVT. LTD)
(e) Photograph (ENCLOSED).

OR

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

(a) Name
(b) Address
(c) Copy of registration certificate
(d) Main objects
(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

(iii) PAN No. BWLPP7902G and ANQPJ2185G

(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 CITY UNION BANK (TEYNAMPET BRANCH)

(v) Details of project land held by the applicant PATTA EXTENT OF 520 SQ. MTS.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project ;

CMDA PLANNING PERMIT NO. 9190 VIDE B/SPL BLDG/189/2015 DATED 15.07.15

CORPORATION BUILDING PERMIT VIDE CEBA/WDCN14/00230/2016 DATED 22.09.16.

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Previous Project Details (Last 5 Years only)

NO PREVIOUS PROJECTS DONE. THIS IS THE FIRST PROJECT.

Project Name*		Project Description (Max 500 Characters)	
Current Status		State	
Category of Building		District*	
Is there any Case Pending		Pincode	
Address			

Project Detail

Project Name		Project Description	GROUND + 3 FLOORS RESIDENTIAL BUILDING.
Category of the Building	SPECIAL BUILDING	Project Status	CONSTRUCTION - GOING ON
Project Commencement Date		Project End Date	
Plot Extent	520 m^2.		
Total Open area (Sq Mt)		Total Covered area (Sq Mt)	
Project address Line 1	PLOT NO. 349 & 350 VALLALKARI STREET & PADMAVATHY STREET,	Project address Line 2	SRINIVASA NAGAR, MADIPAKKAM CHENNAI- 600 091.
District		Tehsil/Sub District	
No of Open Parking	8 NOS.	Total area of open Parking (Sq Mt)	
No of Covered Parking	NIL.	Total area of Covered Parking (Sq Mt)	

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THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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.