

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
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,

We hereby apply for the grant of registration of our project consisting of 32 Villas together with 32 Individual Plots to be known as **"BBCL VILLA HAVEN – PHASE I"** at Layout named as **BBCL Villa Haven, (PPD/LO No. 23/2018), Perumalagaram Salai, Thiruverkadu Municipality, comprised in S.Nos. 69/4B, 69/4C, 70/1A, 70/2A, 70/2B, 78/3A & 78/3B Perumalagaram Village & S.Nos. 684/1, 685/1A (pt) & 686/2 Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Tamil Nadu.**

1. The requisite particulars are as under:-

(i)	Status of the applicant	Partnership Firm
(ii)	In case of firm	
A	Name	BBCL WESTERN CONSTRUCTION
B	Address	No. 20, Mylai Ranganathan Street, T.Nagar, Chennai 600 017.
C	Copy of registration certificate	Enclosed
D	Main objects	Real Estate Development
E	Name of the Partner	Mr.Anand Vummidi
F	Address	No. 20, Mylai Ranganathan Street, T.Nagar, Chennai 600017
(iii)	PAN No.	AAKFB9917B
(iv)	Name and address of the bank with which account in terms of section 4 (2)(I)(D) of the Act will be maintained	HDFC Bank, RK Salai, Chennai
(v)	Details of project land held by the applicant	Land measuring an extent of 3268.49 Sq.m
(vi)	Details of Approval obtained	Layout Approval PPD/LO No.23/2018

	from Various Competent Authorities for commencing the Project	issued by CMDA. 32 Planning Permits & Building Permits (separate for each plot) issued by Thiruverkadu municipality as follows:	
	PLOT NO	PLANNING PERMIT ISSUED BY THIRUVERKADU MUNICIPALITY	BUILDING PERMIT ISSUED BY THIRUVERKADU MUNICIPALITY
	5	171/2018 Letter No.1367/2018 dated 09.07.2018	174/2018 dated 09.07.2018
	6	172/2018 Letter No.1368/2018 dated 09.07.2018	175/2018 dated 09.07.2018
	7	173/2018 Letter No.1369/2018 dated 09.7.2018	176/2018 dated 09.07.2018
	8	174/2018 Letter No.1370/2018 dated 09.07.2018	177/2018 dated 09.07.2018
	9	175/2018 Letter No.1371/2018 dated 09.07.2018	178/2018 dated 09.07.2018
	11	177/2018 Letter No.1373/2018 dated 09.07.2018	180A/2018 dated 09.07.2018
	12	178/2018 Letter No.1374/2018 dated 09.07.2018	181/2018 dated 09.07.2018
	13	179/2018 Letter No.1375/2018 dated 09.07.2018	182/2018 dated 09.07.2018
	14	180/2018 Letter No.1376/2018 dated 09.07.2018	183/2018 dated 09.07.2018
	15	182/2018 Letter No.1377/2018 dated 09.07.2018	184A/2018 dated 09.07.2018
	18	166/2018 Letter No.1362/2018 dated 09.07.2018	169/2018 dated 09.07.2018
	19	167/2018 Letter No.1363/2018 dated 09.07.2018	170/2018 dated 09.07.2018
	20	168/2018 Letter No.1364/2018 dated 09.07.2018	171/2018 dated 09.07.2018
	21	169/2018 Letter No.1355/2018 dated 09.07.2018	172/2018 dated 09.07.2018
	22	162/2018 Letter No.1358/2018 dated 09.07.2018	165/2018 dated 09.07.2018
	25	149/2018 Letter No.1353/2018 dated 04.07.2018	161/2018 dated 04.07.2018
	26	143/2018 Letter No.1345/2018 dated 04.07.2018	155/2018 dated 04.07.2018
	27	157/2018 Letter No.1385/2018 dated 04.07.2018	187/2018 dated 04.07.2018
	28	152/2018 Letter No.1384/2018 dated 04.07.2018	180/2018 dated 04.07.2018

	29	145/2018 Letter No.1349/2018 dated 04.07.2018	157/2018 dated 04.07.2018
	30	146/2018 Letter No.1348/2018 dated 04.07.2018	158/2018 dated 04.07.2018
	31	150/2018 Letter No.1354/2018 dated 04.07.2018	163/2018 dated 04.07.2018
	32	147/2018 Letter No.1350/2018 dated 04.07.2018	159/2018 dated 04.07.2018
	33	142/2018 Letter No.1346/2018 dated 04.07.2018	154/2018 dated 04.07.2018
	34	144/2018 Letter No.1347/2018 dated 04.07.2018	156/2018 dated 04.07.2018
	35	153/2018 Letter No.1382/2018 dated 04.07.2018	184/2018 dated 04.07.2018
	36	155/2018 Letter No.1383/2018 dated 04.07.2018	185A/2018 dated 04.07.2018
	39	156/2018 Letter No.1379/2018 dated 04.07.2018	186/2018 dated 04.07.2018
	40	154/2018 Letter No.1378/2018 dated 04.07.2018	185/2018 dated 04.07.2018
	41	159/2018 Letter No.1387/2018 dated 04.07.2018	189/2018 dated 04.07.2018
	42	151/2018 Letter No.1355/2018 dated 04.07.2018	164/2018 dated 04.07.2018
	43	158/2018 Letter No.1386/2018 dated 04.07.2018	188/2018 dated 04.07.2018
(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.		NOT APPLICABLE
(viii)	Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development		Local Body
(ix)	Registration fee		ONLINE TRANSFER - Rs.71,400/- (Transaction Copy Enclosed)

(x)	Any other information the applicant may like to furnish.	NIL
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2. We enclose the following documents in triplicate, namely:-

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year;
- (iii) copy of the legal title deed reflecting the title of the owner 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;
- (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;
- (v) copy of the joint development agreement, 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;
- (vi) 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;
- (vii) 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;
- (viii) 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;
- (ix) 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;
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (xi) 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;
- (xii) the number and areas of covered parking available in the project;
- (xiii) the number of open parking areas available in the project;
- (xiv) Details of Undivided Shares pertaining to the project;

- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
 - (xvi) 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;
 - (xvii) 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: __.08.2018

Place: Chennai

Yours faithfully,

CONSULTANT AND SITE ENGINEER – DETAILS & CONTACT

Architect	Vaidehi.E.P. (CA/2010/49402) Old No. 14, New No.29, Rangabashyam Street, Saidapet, Chennai 600015. 9841439886
Structural Consultant	Kannan C (1816/2018) No. L1/932, 7th Main Road, Thiruvalluvar Nagar, Thiruvanmiyur, Chennai 600041. 9841249815
Licensed Surveyor	Vaidehi.E.P. (RA/670) Old No. 14, New No.29, Rangabashyam Street, Saidapet, Chennai 600015. 9841439886
Site Engineer	Swaminathan T.M. 7299766613

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.

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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



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,
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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.

