Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
24 SEP 2018
TNRERA
CHENNAI

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

To

The Real Estate Regulatory Authority
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008

No. 2870

Entry



Mr. RAMAN



Mr. RAJIV



Mrs. KANJULLI LALITHA RAJAN



Mrs. NIRMALA RAJAN
DESIGNATION: CEO
CHAITANYA BUILDERS & LEASING P. Ltd.

Sir,

We hereby apply for the grant of registration of our project to be set up at **Plot No. 22/2, Door No. 28/30, Raman Street T. Nagar, Chennai – 17 Comprised in Old S. No. 53/2, and 55/3(Part) T.S. No. 7041 Block No. 113 of T. Nagar Village, Guindy Taluk, Chennai District, Tamil Nadu State**

1. The requisite particulars are as under:-

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

(i)

(a) Name:	**Mr.C.Raman**
(b) Father's Name:	Late P.C.Menon
(c) Occupation:	Retiree
(d) Permanent address:	Old No. 28, New No.30, Raman Street, T.Nagar, Chennai - 600017
(e) Photograph	Attached
(f) Mobile No.	9840239483
(g) Email Id:	devakeeraman@gmail.com

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(ii)

(a) Name:	**Mr. C. Rajiv**
(b) Father's Name:	Late P.C.Menon
(c) Occupation:	Retiree
(d) Permanent address:	Old No. 28, New No.30, Raman Street, T.Nagar, Chennai-600017
(e) Photograph	Attached
(f) Mobile No.	9840755478
(g) Email Id:	crajiv58@yahoo.com

(iii)

(a) Name:	**Kanjulli Lalitha Rajan** On her behalf and Representing Mridula Rajan, Sharmila Rajan and Manjula Rajan
(b) Husband's Name:	Late C.Rajan
(c) Occupation:	Retiree
(d) Permanent address:	Old No. 28, New No.30, Raman Street, T.Nagar, Chennai 600017
(e) Photograph	Attached
(f) Mobile No.	9445157917
(g) Email Id:	rajanscl@yahoo.co.in

AND

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

(iv)

(a) Name:	Chaitanya Builders &Leasing P. Ltd Represented by **Nirmala Rajan** Designation: Chief Executive officer. Mobile No. +91 98401 36660 Email Id:chaitanyabuilders1986@gmail.com
(b) Address:	No. 15, Khader Nawaz Khan Road Nungambakkam, Chennai – 600 006

(c) Copy of registration certificate : Enclosed

(d) Main objects : Promoting Residential and commercial buildings

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Name of the CEO: **Nirmala Rajan**
Address: No. 15, Khader Nawaz Khan Road, Nungambakkam, Chennai – 600 006.

(iii) PAN No. **AAACC1338E**

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Profile of the Project:

1) Project Address:	New No 30, Old No. 28, Raman Street, T. Nagar, Chennai – 600 017
2) Category of the Building (Spl / MSB):	Spl
3) Residential / Commercial:	Residential
4) Applicant Name:	
Mobile No. :	98401 36660
Company Name (In case of Company):	Chaitanya Builders & Leasing P. Ltd
Office phone No. :	044-28333563
5) Total Number of Floors:	Stilt plus 4 Floors
6) No. of Dwelling units: (In case if Residential)	5
7) Total Floor Area: (As per approval plan)	815.2 Sq.M
8) Total Plot Area:	520.24 Sq.M
9) Total FSI Area: (As per approval plan)	778.10 Sq.M
10) a) No. of Coverage Car parking:	2
b) Open Car Parking:	7
c) Total No. of Car parking: (As per approved plan)	9
11) RERA Account Details:	
a) Bank Name:	Dhanlaxmi Bank
b) Branch Name:	George Town
c) Account Number:	009706700004704
d) IFSC Code:	DLXB0000097

12) Details of Calculation of Registration Charge payable to TNRERA:

a) FSI Area in Sq.M(As per Approved plan): 778.1 Sq.M

b) Rate (Rs.20 Per Sq.M):

Total=15,562/-

c) DD Number : 689465
Bank : Dhanlaxmi Bank
Amount : 15,600/-

For CHAITANYA BUILDERS & LEASING P. LTD.

Chief Executive Officer

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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

Verified RealEstate™

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.