

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai

Sir,

We hereby apply for the grant of registration of our project to be set up at Old No. 13, New Door No. 27, Krishna street, T. Nagar, Chennai – 600 017, Land measuring an extent of 2 grounds and 700 sq. ft. (5500 sq. ft.), comprised in T. S. No. 6490, Block No. 140, situated at T. NAGAR Village No. 8 Guindy Taluk, Chennai District, lying within the Sub-Registration District of T. Nagar and Registration District of Chennai (South), Tamil Nadu.

1. The requisite particulars are as under:-

Status of the applicant	Private Limited Company
(a) Name	PUSHKAR PROPERTIES (P) LTD
(b) Address	Flat No. 1 –A, Pushkar's K.V. Residency, Old No. 3, New No. 51, F-Block, 2nd Main Road, Anna Nagar East, Chennai – 600 102 gomathi@pushkarproperties.in
(c) Copy of registration certificate	U70101TN2003PTC050242
(d) Main objects:	1. To Purchase, acquire, take on lease, develop and sell land and buildings and to act as real estate agents
	2. To carry on the business of promoters of land development and housing schemes.
	3. To carry on the business of Developers, Builders and Contractors of residential buildings and apartments, commercial complexes, public utility buildings, industrial buildings and structures.

(e) Name, Address & Photograph of the Directors/Owners:

Sl. No.	Name	Photograph
1.	Pushkar Properties (P) Ltd Audit Report - Attached P. KRUTHIVAS –Director No.28, New No.10, “R” Block, Annanagar, Chennai– 600 040 PAN No. AAOPK5158K	
2.	Pushkar Properties (P) Ltd K. SANGEETHA – Director No.28, New No.10, “R” Block, Annanagar, Chennai– 600 040 PAN No. ADNPV5770G	
3.	Mrs. RENUKA GOPAL, Flat No.7, Manasvee Apartments, No.21, Old No.37, 18th Avenue, Ashok Nagar, Chennai – 600 083 PAN No. AJNPR3501M. Audit Report – N.A.	
4.	Mr. P.M. SIVAKUMAR Old No.126, New No.12, Fifth Street, Padmanabha Nagar, Adyar, Chennai – 600 020; PAN No. AALPS3196G Audit Report – N.A.	

5.	Mr. P. M. VIJAYAKUMAR No.61, Venus Apartments, No.10/4, Arthyapuram 1st Street, Choolaimedu, Chennai – 600 094 PAN No. AEGPV5715F Audit Report – N.A.	
6.	Mrs. CHANDRIKA NAVIN New No.27, Old No.13, Krishna Street, T. Nagar, Chennai – 600 017 PAN No. ADCPC9007A, Audit Report – N.A.	
7.	Mr. SRIPATHY SANJEEVI D-2, Vaishali Apartments, 17, Dr. Nair Road, T. Nagar, Chennai – 600 017 PAN No. ATAPS5743D Audit Report – N.A.	
8.	Mr. SRIVATSA SANJEEVI Old No.46, New No.15, AE Block, First Street, Annanagar, Chennai – 600 040 PAN No. BHYP8579N Audit Report – N.A.	

4. PAN No	AACCP8432A
5. Certificate from the bank with which account in terms of section 4 (2)(l)(D) of the Act will be maintained	- Attached -
6. Details of the project land held	Old No. 13, New Door No. 27, Krishna street, T. Nagar, Chennai – 600 017, Land measuring an extent of 2 grounds and 700 sq. ft. (5500 sq. ft comprised in T. S. No. 6490, Block No. 140, situated at T. NAGAR Village No. 8 , Guindy Taluk, Chennai District,
6A. Registration applied for	Single block
7. Usage of the Building	Residential apartments 8 dwelling units
8. Extent of the land (Extent of which FSI permitted)	509.20 sq.mts, FSI permitted – 828.28 sq.mt.
9. Details of Approval obtained from Various Competent Authorities CMDA PLANNING PERMIT NO: BUILDING PERMIT NO :	- COPY ATTACHED - BC1/2170/2018 dated 06.08.18 CEBA/WDC No.09/00256/2018 DT.05.09.2018
10. Total Floor Area in sq.mt. for which registration is required, Abstract for each category i.e. Residential/LIG/Other than LIG/Commercial	Total FSI – 828.28 sq.mt. Registration is required for 158.52 sq.mt. RESIDENTIALAPARTMENTS

11. Registration fee	Residential @ Rs.20/- per sq.mt.
12. calculated as per sub-rule (3) of rule 3;	FSI – 828.28 sq.mt. @ Rs.20/- per sq.mt. = Rs.16,565.60 Rs.16,600/-
13. Registration fee remitted and mode of payment	- Attached -
14. 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.	- LIST ATTACHED -
15. Plan of Development works A) Water Supply B) Sewage Disposal C) Solid Waste Disposal (Garbage) D) Renewable Energy E) Fire fighting F) Emergency Evacuation Service (for MSB)	- Attached -
16. 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 (Google Image with site location) with GPS Coordinates.	- Attached -
17. Performa of allotment letter, prescribed by the promoter, if any Sale Agreement and Construction Agreement (blank format) duly signed by promoter in all pages.	- Attached -

18. Number, type and the carpet area of apartments for sale in the project along with the area of the exclusively balcony/verandah/open terrace areas for sale, UDS and No.of Car parking in the format duly signed by promoter in all pages.	- Attached -
19. Structural Stability Certificate	- Attached - -
20. a) Name of the Architect M.C.A.No b) Name of the Licenced Surveyor L.S.No. c) Name of the Structural Engineer d) Name of the Contractor, if any	- Attached -
21. Audited Balance sheet of the promoter for the preceding financial year	- Attached -
22. Copy of the Patta/PLR/Sale Deed	- Attached -
23. Copy of EC (from the date of PP Approval to 15 days before the day of submission to TNRERA)	- Attached -
24. Form 'B'	- Attached -
25. CD with all the above details in PDF format	- Attached -

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

Dated: 24.09.2018

Place: Chennai

Yours faithfully,

PUSHKAR PROPERTIES PRIVATE LIMITED

FLAT NO.1-A, FIRST FLOOR, OLD NO.3, NEW NO.51, 'F' BLOCK, 2ND MAIN ROAD, ANNANAGAR EAST, CHENNAI - 600 102

LIST OF PROJECTS

S.NO.	PROJECT NAME & LOCATION	STRUCTURE	PLANNING PERMIT NO.	BUILDING PERMIT NO.	COMPLETION CERTIFICATE NO	PROJECT STATUS
1	Pushkar's Royal Court	STILT + 4 FLOORS	B3/2095/2013	CEBA/CD08/00251/2013		COMPLETED
2	Pushkar's Krish Residency	STILT +3 FLOORS	B3/737/2013	CEBA/CD08/00129/2013		COMPLETED
3	Pushkar's C.T.Kedar Kamal	STILT + 2 FLOORS	B3/10515/2011	CEBA/CD08/00416/2012		COMPLETED
4	Pushkar's Spring Field,	STILT + 4 FLOORS	B3/4880/2013	CEBA/CD07/00268/2013		COMPLETED
5	Pushkars' Divya Nilayam	STILT + 2 FLOORS	PPA/WDCN08/9071/2013	BA/WDCN08/6312/2013		COMPLETED
6	Pushkar's Goseil Garden	STILT + 2 FLOORS	PPA/WDC13/01135/2013	BA/CD13/01700/2013		COMPLETED
7	Pushkar's Villa Christos	STILT +3 FLOORS	CMDA/WDCN08/335/2013	CEBA/WDCN08/319/2013		COMPLETED
8	Pushkar's The Nest	STILT + 2 FLOORS	PPA/WDC08/03421/2013	BA/CD08/03895/2013		COMPLETED
9	Pushkar's Mithila	STILT +3 FLOORS	B3/1306/14	CEBA/WDCN08/00232/2014		COMPLETED
10	Pushkar's Sree Lakshmi Ganapathi	STILT + 4 FLOORS	PPA.NO./B3/17730/2013	CEBA/CD008/1731/2014		COMPLETED
11	Pushkar's Sanskriti	STILT + 4 FLOORS	B3/18578/2014	CEBA/WDCN08/00175/2014		COMPLETED
12	Pushkar's Shree Sapthgiri	STILT +3 FLOORS	B3/2470/2014	CEBA/WDCN08/00175/2014		COMPLETED
13	Pushkar's Sudha Anand Residency	STILT + 4 FLOORS	B3/11842/2014	CEBA/WDCN08/00030/2015		COMPLETED
14	Pushkar's Grace	STILT +3 FLOORS	B2/14222/14	CEBA/WDCN13/00084/2015		COMPLETED
15	Pushkar's Anugraham	STILT +3 FLOORS	B3/12086/2014	CEBA/WDCN08/00177/2015		COMPLETED
16	Pushkar's Indrani Raja Illam	STILT + 4 FLOORS	BC1/12986/2015	CEBA/WDCN09/00086/2016		COMPLETED
17	Pushkar's Goodwill Apartment	STILT + 4 FLOORS	B3/5806/2015	CEBA/WDCN08/00052/2016		COMPLETED
18	Pushkar's Belmont	STILT + 3 FLOORS	B3/15230/2015	CEBA/WDCN08/00069/2016		COMPLETED
19	Pushkar's Charlotte	STILT + 3 FLOORS	B3/5868/2016	CEBA/WDCN08/00228/2016		COMPLETED
20	Pushkar's Neela Kalidas	STILT +3 FLOORS	B3/11178/2016	CEBA/WDCNo08/00021/2017		COMPLETED
21	Pushkar's Swastik Square	STILT + 4 FLOORS	B3/17894/2016	CEBA/WDCN07/00152/2017		ONGOING
22	Desikan Villa	STILT +3 FLOORS	B3/17434/2016	CEBA/WDCN08/00185/2017		ONGOING
23	Mayfair	STILT +3 FLOORS	B3/16657/2016	CEBA/WDCNo08/00105/2017		COMPLETED
24	Sai Arpita	STILT +3 FLOORS	B3/3745/2017	CEBA/WDCNo08/00223/2017		COMPLETED
25	Subhiksha Enclave.	STILT + 4 FLOORS	B3/3093/2017	CEBA/WDCNo08/00305/2017		ONGOING
26	P.V. Sreeraman Enclave	STILT +3 FLOORS	B3/773/2017	CEBA/WDCNo06/00243/2017		ONGOING
27	D.S. AISHWARYAM	STILT +3 FLOORS	B3/8694/2017	CEBA/WDCNO08/00304/2017		ONGOING
28	Fort Knox	STILT +3 FLOORS	B3/15333/2017	CEBA/WDCNO08/00087/2018		ONGOING
29	Pushkar's Shrinika	STILT +3 FLOORS	B3/2171/2018	CEBD/WDCN08/00256/2018		ONGOING
30	Pushkar's Saralogaveni	STILT + 4 FLOORS	BC1/2170/2018	CEBA/WDCN09/00256/2018		UPCOMING

PROJECT DETAILS

Name of the Project	:	PUSHKAR'S SARALOGAVENI
Address	:	Old No. 13, New Door No. 27, Krishna street, T. Nagar, Chennai – 600 017,
Survey No.	:	comprised in T. S. No. 6490, Block No. 140
Village & Taluk	:	situated at T. NAGAR Village No. 8, Guindy Taluk, Chennai District.
Usage of the building	:	RESIDENTIAL
Lane extent in sq.mt.	:	509.20 sq.mt.
FSI AREA	:	828.28 SQ.MT.

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.

[/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
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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.

