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

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DIGITALLY VERIFIED RECORD

Form A

(See Rule 3 (2)

APPLICATION FOR REGISTRATION OF PROJECT

To :

The Real Estate Regulatory Authority (TNRERA)
1ST Floor, No.1-A, Gandhi Irwin Road
(Bridge Road), Egmore, Chennai.

Sir,

We hereby apply for the grant of registration of our Project to be set up at Mylapore-Triplicane Taluk, Chennai District, Tamil Nadu State.

The requisite particulars are as under:

(i) Status of the applicant:	Partnership Firm
(a) Name	CHETTINADD HOUSING PROMOTERS & OTHERS
(b) Address	No.1, 9th Avenue, Ashok Nagar Chennai 600 083
(c) Phone	98410 72520
(d) Mail ID	rtnmuthu@gmail.com
(e) Copy of Firm Registration Certificate	No. 1310 of 2013 dt 3-12-2013 (Enclosed)
(f) Main Objects	Promotion of Residential Buildings
(g) Name of the Partner-1	S. Muthupalaniappan 14/A-3, Vivekanandapuram 1st Street West Mambalam, Chennai 600 033
Name of the Partner-2	M.P. Kamala 14/A-3, Vivekanandapuram 1st Street) West Mambalam, Chennai 600 033
Photographs	Partners photographs (seperately attached)
(iii) PAN No.	AAFFC9788G (Chettinadd Housing Promoters)

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(iv) Name and Address of the Bank or banker with which account in terms of section 4 (2) (D) of the Act will be maintained.

AXIS BANK, No.72, Fourth Avenue, Ashok Nagar, Chennai 600 083. (certificate from Bank attached)

(v) Details of Project held by the Applicant

Door No.163, Dr.Besant Road, and Door No.129/130 Venkatrangam Pillai St, Triplicane, Chennai 600 005
comprised in R.S. No.1537/16, 1537/17 and 1537/22, Block No.32 of Triplicane Village, Greater Chennai Corporation, Zone IX, Division 116.

(vi) Details of Approval obtained from various competent Authorities for commencing the Project.

(a)CMDA Planning Permit No. RMIT No.11033/B/Spl Bldg/195/A-E/2016 dated 2.9.2016
Copy of approval letter attached.

(b) Greater Chennai Corporation-Town Planning Section-Works Department
Building Plan No.CEBA/WDCN09/00268/2016.
Plan Submission No.BC1/6124/2014-02/09/2016
Zone-N 09, Ward-N116, Approval date 18.10.2016b(attached)

(vii) Brief Details of the Project launched by the Promoter in the last five years. NIL

(viii) Agency to take up external development Work — Self Development

(ix) Registration Fee : (calculated as per sub-rule (3) of rule 3 — Demand Draft Dated 15.6.2018 Drawn on Axis Bank, Ashok Nagar Chennai Bearing no.025455 for an amount of Rs.1,18,000.00 (Rupees one lakh eighteen thousand only)

(x) Any other information the applicant may like to furnish.

2. 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 – enclosed

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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.