

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.

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 38 Villas together with 38 Individual Plots to be known as “**BBCL VILLA HAVEN – PHASE III**” 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 2848.94 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. 38 Planning Permits & Building Permits (separate for each plot) issued by Thiruverkadu municipality as follows:	
	PLOT NO	SURVEY NO.	PLANNING PERMIT & APPROVAL LETTER ISSUED BY THIRUVERKADU MUNICIPALITY	BUILDING PERMIT ISSUED BY THIRUVERKADU MUNICIPALITY
	124	686/2	265/2018 Letter No.1715/2018 dated 31.07.2018	274/2018 dated 31.07.2018
	125	686/2	264/2018 Letter No.1714/2018 dated 31.07.2018	273/2018 dated 31.07.2018
	126	686/2	263/2018 Letter No.1713/2018 dated 31.07.2018	272/2018 dated 31.07.2018
	127	686/2	262/2018 Letter No.1712/2018 dated 31.07.2018	271/2018 dated 31.07.2018
	128	686/2	261/2018 Letter No.1711/2018 dated 31.07.2018	270/2018 dated 31.07.2018
	129	686/2	244/2018 Letter No.1693/2018 dated 31.07.2018	253/2018 dated 31.07.2018
	130	686/2	279/2018 Letter No.1729/2018 dated 31.07.2018	288/2018 dated 31.07.2018
	131	686/2	278/2018 Letter No.1728/2018 dated 31.07.2018	287/2018 dated 31.07.2018
	132	686/2	277/2018 Letter No.1727/2018 dated 31.07.2018	286/2018 dated 31.07.2018
	133	686/2	276/2018 Letter No.1726/2018 dated 31.07.2018	285/2018 dated 31.07.2018
	134	686/2	275/2018 Letter No.1725/2018 dated 31.07.2018	284/2018 dated 31.07.2018
	135	686/2	274/2018 Letter No.1724/2018 dated 31.07.2018	283/2018 dated 31.07.2018
	136	686/2	273/2018 Letter No.1723/2018 dated 31.07.2018	282/2018 dated 31.07.2018
	137	686/2	272/2018 Letter No.1722/2018 dated 31.07.2018	281/2018 dated 31.07.2018
	138	686/2	271/2018 Letter No.1721/2018 dated	280/2018 dated

			31.07.2018	31.07.2018
	139	685/1A PART	270/2018 Letter No.1720/2018 dated 31.07.2018	279/2018 dated 31.07.2018
	140	685/1A PART	268/2018 Letter No.1719/2018 dated 31.07.2018	277/2018 dated 31.07.2018
	141	685/1A PART	269/2018 Letter No.1718/2018 dated 31.07.2018	278/2018 dated 31.07.2018
	142	685/1A PART	267/2018 Letter No.1717/2018 dated 31.07.2018	276/2018 dated 31.07.2018
	143	685/1A PART	266/2018 Letter No.1716/2018 dated 31.07.2018	275/2018 dated 31.07.2018
	144	685/1A PART	240/2018 Letter No.1692/2018 dated 31.07.2018	252/2018 dated 31.07.2018
	145	685/1A PART	253/2018 Letter No.1702/2018 dated 31.07.2018	262/2018 dated 31.07.2018
	146	685/1A PART	254/2018 Letter No.1703/2018 dated 31.07.2018	263/2018 dated 31.07.2018
	147	685/1A PART	281/2018 Letter No.1704/2018 dated 31.07.2018	295/2018 dated 31.07.2018
	148	685/1A PART	255/2018 Letter No.1705/2018 dated 31.07.2018	264/2018 dated 31.07.2018
	149	685/1A PART	256/2018 Letter No.1706/2018 dated 31.07.2018	265/2018 dated 31.07.2018
	150	685/1A PART	257/2018 Letter No.1707/2018 dated 31.07.2018	266/2018 dated 31.07.2018
	151	685/1A PART	258/2018 Letter No.1708/2018 dated 31.07.2018	267/2018 dated 31.07.2018
	152	685/1A PART	259/2018 Letter No.1709/2018 dated 31.07.2018	268/2018 dated 31.07.2018
	154	685/1A PART	252/2018 Letter No.1701/2018 dated 31.07.2018	261/2018 dated 31.07.2018
	155	685/1A PART	251/2018 Letter No.1700/2018 dated 31.07.2018	260/2018 dated 31.07.2018
	156	685/1A PART	250/2018 Letter No.1699/2018 dated 31.07.2018	259/2018 dated 31.07.2018

	157	685/1A PART	249/2018 Letter No.1698/2018 dated 31.07.2018	258/2018 dated 31.07.2018
	158	685/1A PART	248/2018 Letter No.1697/2018 dated 31.07.2018	257/2018 dated 31.07.2018
	159	685/1A PART	247/2018 Letter No.1696/2018 dated 31.07.2018	256/2018 dated 31.07.2018
	160	685/1A PART	246/2018 Letter No.1695/2018 dated 31.07.2018	255/2018 dated 31.07.2018
	161	685/1A PART	245/2018 Letter No.1694/2018 dated 31.07.2018	254/2018 dated 31.07.2018
	162	685/1A PART	280/2018 Letter No.1730/2018 dated 31.07.2018	289/2018 dated 31.07.2018
(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 (First Project of the Promoter)	
(vii)	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.68,350/- (Transaction Copy Enclosed)	
(x)	Any other information the applicant may like to furnish.		NIL	

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: 16.10.2018

Yours faithfully,

Place: Chennai

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.

[/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](#)



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,
OMR Thoraipakkam,
Chennai 600 097, India
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.

