

RE

REGULATORY RECORD

RERA Document

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

Date: 21.02.2018

To
The Real Estate Regulatory Authority
1st Floor, CMDA Building,
Thallamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore
Chennai – 600008

Sir,

I hereby apply for the grant of registration of my project “**RUKMINI**” to be set up at Mambalam-Guindy Taluk Chennai District Tamil Nadu State.

1. The requisite particulars are as under:-

- (i) Status of the applicant : Individual
- (ii) In case of individual –
- (a) Name : **Ms.C.Rajini**
- (b) Father's Name : **Mr.Pallamreddy Raghavan Reddy**
- (c) Occupation : **Self Employed**
- (d) Permanent address : **SUKRITI, 19/1, 3rd Cross Street, R.A.Puram, Chennai - 600028**
- (e) Photograph : **Enclosed**
- (iii) PAN No. : **AACPR3236P**
- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained

M/s. Karnataka Bank Limited, Mount Road Branch, Chennai vide Account No. 4632000101749501, IFSC Code – KARB0000463

(v) Details of project land held by the applicant

Land is located at New Door No. 24, Old No. 22-A, Maloney Road, T.Nagar, Chennai – 600017 of an extent of 4 grounds and 894 Sq.ft., or thereabout as per document and as per patta 4 grounds and 884 Sq.ft., in Survey No. 125/6, 129 and 135 (Part), Plot No. 98, Block No. 13, T.S.No. 6682, New Block No. 142 of T.Nagar Revenue Village, Mambalam – Guindy Taluk, Chennai District.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project **RUKMANI**

Enclosed the following

- a. Planning Permit : B/Spl. Bldg / 234 / 2017 dt: 21.08.2017**
- b. Building License : CEBA/WDCN09/00297/2017 dt: 20.09.2017**
- c. Plan Submission No. : BC1/6999/2017 dt. 21.08.2017**
- d. Approved plan with local body seal**

(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.

Name of the Project & Address	Project Type	Current Status	Completion Certificate No.	Payments Pending	Pending Cases
SUBARMANYAM Old No. 20, New No. 2, 2 nd Street, Gopalpuram, Chennai – 600086	Residential Building Stilt + 4 Floors, 8 Dwelling Units	Completed (No Delay)	EC/S-1/11666/2016 Dt: 02.09.2016	Nil	Nil
SHASTA No. 7, 6 th Street, Gopalapuram, Chennai- 86.	Residential Building Stilt + 4 Floors, 16 Dwelling Units	Completed (No Delay)	EC/CCW/S/15529/ 2015 Dt: 26.11.2014	Nil	Nil
KAMAKSHI Old No. 14, New No. 29, Venkataraman Street, T.Nagar, Chennai	Residential Building Stilt + 3 Floors, 6 Dwelling Units	Completed (No Delay)	EC/CCW/N&C/ 22123/2013 Dt: 22.04.2014	Nil	Nil
ARCADIA Door No. 811, Poonamalle High Road, Kilpauk, Chennai – 600010	Residential Building Stilt + 6 Floors, 12 Dwelling Units	Completed (No Delay)	EC/CCW/N&C/ 4212/2013 Dt: 02.06.2014	Nil	Nil

Name of the Project & Address	Project Type	Current Status	Completion Certificate No.	Payments Pending	Pending Cases
KAIRALI Plot No. 24, Door No. 22/14, Nageswara Iyer Road, Nungambakkam, Chennai – 34	Residential Building Stilt + 4 Floors, 8 Dwelling Units	Completed (No Delay)	EC/CCW/N&C/ 9497/2013 Dt: 11.02.2014	Nil	Nil
CHITRA No. 16, New No.33, 2 nd Main Road, R.A.Puram, Chennai – 600028	Residential Building Stilt + 3 Floors, + 4 th Floor (Part) 11 Dwelling Units	Completed (No Delay)	EC/SOUTH/44/2013 Dt: 07.03.2013	Nil	Nil

(viii) Agency to take up external development works - **Self Development;**

(ix) Registration fee by way of a Online Remittance dated **14.02.2018** drawn on **Indian Bank** Vide **Ref No. 007847985** for an amount of **Rs.29004/-** calculated as per sub-rule (3) of rule 3;

(x) Registration Applied for : Project title “**RUKMANI**”

(xi) Usage of the Building : Residential

(xii) Extent of the Land in Sq.Mtrs : 973.50 Sq.Mtrs

(xiii) Any other information the applicant may like to furnish.
- **Nil**-

2. I/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 promoter 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) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, 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;

(A) 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;

(vi) 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;

(vii) 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;

Firefighting Facilities	– Spl.Building Not applicable
Drinking Water Facilities	– Borewell & Metro Water Connection
Sewage Disposal	- Sewage connection will be obtained
Soild & Liquid Waste Management	– Waste Bins will be installed
Emergency Evacuation Services	- Spl.Building Not applicable
Renewable Energy	– Rooftop Solar panels will be installed

(viii) 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;

Project - RUKMANI

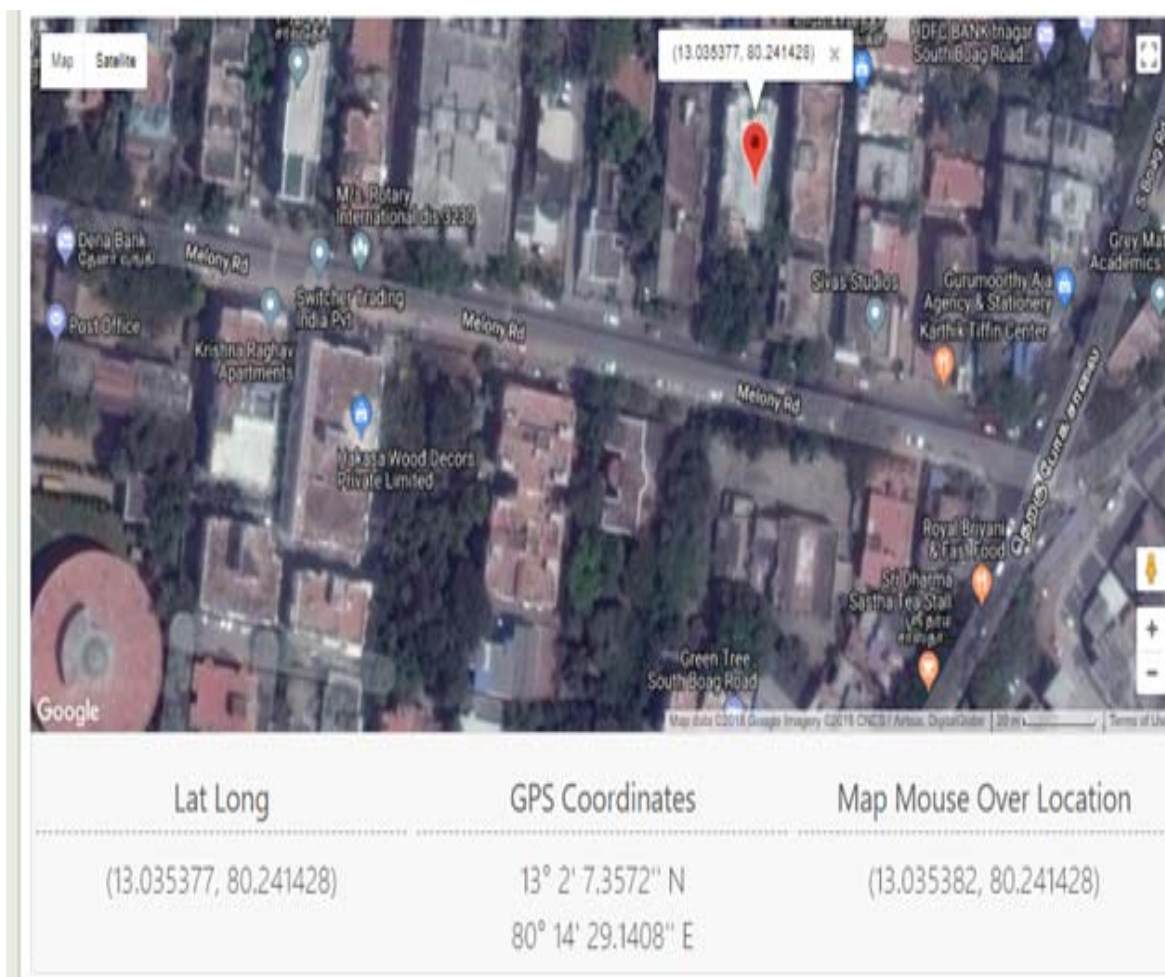
Lat Long

(13.035377, 80.241428)

GPS Coordinates

13° 2' 7.3572" N 80° 14' 29.1408" E

(Source - <https://www.latlong.net/>)



(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(x) 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;

Sl. No.	Block	Floor	Flat No.	Type	RERA Carpet Area (see 2(K) of Act) in Sq.Mts.	Exclusive Balcony for sale - Area in Sq.Mts.	Exclusive Verandah / Utility / Service / Open Terrace Area in Sq.mts.	Total Area in Sq.mts.	UDS Land area in Sq.mts.	Car Parking Nos.	
										Covered	Open
1	1	First	1	4BHK	207.178	12.410	7.950	256.132	154.62	2	1
2	1	First	2	3BHK	128.538	9.444	4.491	154.404	87.74	1	
Total					335.715	21.854	12.441	410.535	242.36	3	1

Sl. No.	Block	Floor	Flat No.	Type	RERA Carpet Area (see 2(K) of Act) in Sq.Mts.	Exclusive Balcony for sale - Area in Sq.Mts.	Exclusive Verandah / Utility / Service / Open Terrace Area in Sq.mts.	Total Area in Sq.mts.	UDS Land area in Sq.mts.	Car Parking Nos.	
										Covered	Open
1	1	Second	1	4BHK	207.178	12.410	7.950	256.132	154.62	3	1
2	1	Second	2	3BHK	128.538	9.444	4.491	154.404	87.74	1	
Total					335.715	21.854	12.441	410.535	242.36	4	1
1	1	Third	1	4BHK	207.178	12.410	7.950	256.132	154.62	2	1
2	1	Third	2	3BHK	128.538	9.444	4.491	154.404	87.74	1	1
Total					335.715	21.854	12.441	410.535	242.36	3	2
1	1	Fourth	1	4BHK	207.178	12.410	7.950	256.132	154.62	1	1
2	1	Fourth	2	3BHK	128.538	9.444	4.491	154.404	93.21	2	
Total					335.715	21.854	12.441	410.535	247.83	3	1

(xi) the number and areas of covered parking available in the project;

- **18 Nos - Area – 362.55 Sq.Mtrs**

(xii) the number of open parking areas available in the project;

-Nil -

(xiii) Details of Undivided Shares pertaining to the project;

Sl. No.	Block	Floor	Flat No.	UDS Land area in Sq.mts.
1	1	First	1	154.62
2	1	First	2	87.74
Total				242.36
1	1	Second	1	154.62
2	1	Second	2	87.74
Total				242.36
1	1	Third	1	154.62
2	1	Third	2	87.74
Total				242.36
1	1	Fourth	1	154.62
2	1	Fourth	2	93.21
Total				247.83

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

- NIL -

(xv) 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;

Architects

& Licensed Surveyor : C.Subbarao Associates (Regn No. CA/82/6834)
Kences Enclave, Block 2, Ground Floor B,
No. 1, Ramakrishna street, T,Nagar, Chennai-17
Contact No. 044-28142725
Email Id – subbaraoassociates@gmail.com

Structural Engineers : C.Kannan, M.E. (Structure)
L 1/932, SSK Illam, 7th Main Road,
Thiruvalluvar Nagar,
Thiruvannamiyur, Chennai – 600041
Contact No. 9841249815
Email Id – kannankds2007@gmail.com

Contractor : Self Development

(xvi) a declaration in FORM 'B'.

(xvii) Validity of PP : 20.08.2022

(xviii) Project Completion Date : 20.08.2022

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

Dated: 21.02.2018

Place: Chennai

Yours faithfully,

For CEEBROS INVESTMENTS

C.RAJINI
PROPRIETOR

Enclosures – As above

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.

