

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.

APPLICATION FOR REGISTRATION OF PROJECT

To
The Tamil Nadu Real Estate Regulatory Authority
1st Floor No. 1 A, Gandhi Irwin Bridge Road
Egmore
Chennai – 600 008
Tamil Nadu

202
CD recd:
Payment online



Sir,

We, Puravankara Limited (formerly Puravankara Projects Limited), hereby apply for the grant of registration of our project to be set up at New T.S. No. 1 (Old Survey Nos. 58/1 and 59/1 (part)), Door Nos. 7 and 8, Maduvankarai-Velachery Road, Velachery Village, Zone XIII, Division No. 174, Chennai – 600 008, Tamil Nadu.

1. The requisite particulars are as under:

(i)	Status of the applicant	Company
(ii)	In case of firm/societies/trust/companies/limited liability partnership/competent authority	
(a)	Name	Puravankara Limited
(b)	Registered Office Address	#130/1 Ulsoor Road Bangalore – 560 042
(c)	Chennai Office Address	#36/2 Gandhi Mandapam Road Kotturpuram, Chennai – 600 085
(d)	Contact Mobile Number	+91 – 98450 – 55559
(e)	Email address	choksey@puravankara.com
(f)	Copy of registration certificate	Attached
(g)	Main Objects	Development of residential, commercial and mixed use real estate projects
(h)	Name, photograph, and address of chairman of the governing body or partners, directors, etc.	 Mr. Nani R Choksey Joint Managing Director #130/1 Ulsoor Road Bangalore – 560 042

For PURAVANKARA LIMITED

Authorised Signatory

PURAVANKARA LIMITED (formerly Puravankara Projects Ltd.)

Registered Office: #130/1, Ulsoor Road, Bengaluru - 560 042 Tel: +91 80 2559 9000 / 4343 9999 Fax: +91 80 2559 9350
Email: info@puravankara.com URL: www.puravankara.com CIN: L45200KA1986PLC051571

AN ISO 9001 COMPANY

Sudhakar 98408 55589

(ii-a) Authorized person for correspondence in Bangalore		
(a)	Name	Kartik Kumar
(b)	Email	Kartik.kumar@puravankara.com
(c)	Contact Mobile Number	+91 - 98451 - 04225
(ii-b) Authorized person for correspondence in Chennai		
(a)	Name	Sudhakar M D
(b)	Email	sudhakar@puravankara.com
(c)	Contact Mobile Number	+91 - 98408 - 55589

(iii)	PAN	AAACP 2550 R
(iv)	Name and address of the bank with which the separate account in terms of Section 4(2)(I)(D) of the Act will be maintained	ICICI Bank Limited #1 Commissariat Road Ground Floor Bangalore - 560 025 A/C No.: 7777 05888 772

(v)	Details of project land held by the applicant	Door no. 7 & 8, Maduvankarai-Velachery Road, Guindy, Chennai - 600 032 Total FSI Area: 27819.34 sq. mts.
	1. Total Area (as per document)	8082.49 sq. mts.
	2. Total Area (as per patta)	8080.00 sq. mts.
	3. Total Area (as per site)	8073.85 sq. mts.
	4. Total Area (for development)	7954.50 sq. mts.

(vi)	Details of Approval obtained from Various Competent Authorities	
	1. Chennai Metropolitan Development Authority	CMDA Planning permission and permit for construction of the project.
	2. Airports Authority of India	No-Objection Certificate for height clearance
	3. State Environment Impact Assessment Authority	Environmental clearance for construction of multi-storied residential apartment at project site.
	4. Tamil Nadu Fire and Rescue Services Department	No-Objection Certificate issued for fire services from the point of view of according planning permission for the project.
	5. Police Department	No-Objection Certificate issued by police department from traffic point of view for according planning permission for the project.

For PURAVANKARA

- Page 2 -

PURAVANKARA LIMITED (formerly Puravankara Projects Ltd.)

Registered Office: #130/1, Ulsoor Road, Bengaluru - 560 042 Tel: +91 80 2559 9000 / 4343 9000
Email: info@puravankara.com URL: www.puravankara.com CIN: L45200KA1986PLC051571

6.	Chennai Metropolitan Water Supply and Sewerage Board	No-Objection Certificate for swimming pool.
7.	Chennai Metropolitan Water Supply and Sewerage Board	No-Objection Certificate for STP.
8.	Tamil Nadu Pollution Control Board	Consent to establish granted under Section 25 of the Water (Prevention and control of Pollution) Act, 1974
9.	Tamil Nadu Pollution Control Board	Consent to establish granted under Section 21 of the Air (Prevention and control of Pollution) Act, 1981.
10.	Ministry of Defense	No-Objection Certificate from aviation angle and no-objection to construction of the project.

(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.	Completed Projects: Purva Swanlake located at: #1/367A, OMR, Renugambal Nagar, Kelambakkam, Kanchipuram, Tamil Nadu 603 103 Purva Windermere located at: Paliikaranai, Near Velachery Chennai – 600 100 Tamil Nadu
(viii)	Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development	—
(ix)	Registration fee by way of NEFT (₹ 559,700 – Reference ID: 1588018271) (₹ 18,140 – Reference ID: 835311010991) calculated as per sub-rule (3) of rule 3, to the bank account of the Tamil Nadu Real Estate Regulatory Authority.	A total amount of ₹ 556,400 (Rupees Five Lakh Fifty Six Thousand Four Hundred) calculated at the rate of ₹ 20 per sq. mts on FSI area of 27,820 sq. mts. An amount of ₹ 3300 (Rupees Three Thousand Three Hundred) calculated at the rate of ₹ 50 per sq. mts. on swimming pool area of 66 sq. mts. An amount of ₹ 18,140 (Rupees Eighteen Thousand One Hundred Forty Only) calculated at the rate of ₹ 50 per sq.mts on clubhouse area of 362.80 sq.mts.
(x)	Any other information the applicant may like to furnish	
1.	Registration Applied for	Entire project (Wings A, B, C, and D)
2.	Usage of buildings	Residential

For PURAVANKARA LIMITED

PURAVANKARA LIMITED (formerly Puravankara Projects Ltd.)

- Page 3 -

Authorised Signatory

Registered Office: #130/1, Ulsoor Road, Bengaluru - 560 042 Tel: +91 80 2559 9000 / 4343 9999 Fax: +91 80 2559 9350
Email: info@puravankara.com URL: www.puravankara.com CIN: L45200KA1986PLC051571

AN ISO 9001 COMPANY

3.	Architect Details	
(a)	Name	Palanivelu Vishwanathan
(b)	Address	#65 12 th Avenue Ashok Nagar Chennai - 83
(c)	Email	Diastyle.architects@gmail.com
(d)	CA Regn. No.	CA/97/22319
4.	Validity of Planning Permit	17.11.2020
5.	Project Completion Date	31.03.2023

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) 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;
- (vi) 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;
- (vii) 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;
- (viii) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (ix) 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;
- (x) the number and areas of covered parking available in the project;
- (xi) the number of open parking areas available in the project;
- (xii) Details of Undivided Shares pertaining to the project;

For PURAVANKARA LIMITED

PURAVANKARA LIMITED (formerly Puravankara Projects Ltd.)

Page 4 -
Authorised Signatory

Registered Office: #130/1, Ulsoor Road, Bengaluru - 560 042 Tel: +91 80 2559 9000 / 4343 9999 Fax: +91 80 2559 9350
Email: info@puravankara.com URL: www.puravankara.com CIN: L45200KA1986PLC051571

AN ISO 9001 COMPANY

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.

