

RE

REGULATORY RECORD

RERA Document

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N. NAPOLEON
9444612745
A.E/TNHB

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



APPLICATION FOR REGISTRATION OF PROJECT

To

4223

The Real Estate Regulatory Authority

E.E. Ado

Housing and urban development department
NO. 1A, 1st floor, Gandhi Iyer Bridge Road,
Egmore, Chennai - 600008
Sir,

I/We hereby apply for the grant of registration of my/our project to be set up
at S.NO. 350 PT of Nagappai village (TS NO. 8/64 131
Block 60 Taluk Ambattur District Chennai State Tamil Nadu

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual -
 - (a) Name
 - (b) Father's Name
 - (c) Occupation
 - (d) Permanent address
 - (e) Photograph

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name - Mrs. K.T. Shanthi, Executive Engineer Ado
- (b) Address - Tamil Nadu Housing Board, J.J. Nagar division
Thuraimangalam, Chennai 101
- (c) Copy of registration certificate
- (d) Main objects
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

(iii) PAN No. _____;

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained Indian Bank, A.S. Ad colony

(v) Details of project land held by the applicant Residential land in S.NO. 350 PT Nagappai village

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project CMDA and corporation of Chennai

- (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.

Enclosed;

- (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 a demand draft dated 31/05/2019 drawn on

oriental Bank of commerce

TTK Road, bearing no. 983446 for an amount of Rs. 676041 /- calculated as per sub-rule (3) of rule 3;

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

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;

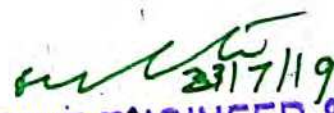
- (vi) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
- (vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof, including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;
- (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; *Enclosed*
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; *Enclosed*
- (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; *Enclosed*
- (xi) the number and areas of covered parking available in the project; *Enclosed*
- (xii) the number of open parking areas available in the project; *Enclosed*
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (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;
- (xvi) a declaration in FORM 'B'.

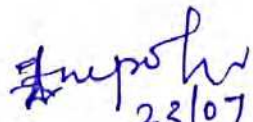
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: *23.07.2019*
Place: *Chennai-101*

Yours faithfully,
Signature and seal of the applicant(s)
[Signature]
EXECUTIVE ENGINEER & ADO
Tamilnadu Housing Board,
J.J. Nagar Division,
Thirumangalam, Chennai - 600 101.

Name	MRS.K.T. SHANTHI, Executive Engineer &Ado
Name of the Firm	TAMIL NADU HOUSING BOARD, J.J.NAGAR DIVISION
Address	TNHB complex,Thirumangalam,Chennai-101
Contact No	9940498955
Emil Id	Tnhbc07bank@yahoo.com
Pan No.	AAAJT0846M
Project Address	CONSTRUCTION OF RESIDENTIAL BUILDING IN OORI SALAI, MOGAPPAIR EAST, CHENNAI-37 IN SNo.350 PT , TS.NO. 8/6&131, BLOCK-60, WARD H OF MOGAPPAIR VILLAGE,AMBATTUR TALUK,THIRUVALLUR DISTRICT,GREATER CHENNAI CORPORATION DIVISION NO-93 ZONE NO-07.


 23/7/19
 EXECUTIVE ENGINEER & ADL
 Tamilnadu Housing Board,
 J.J. Nagar Division,
 Thirumangalam, Chennai - 600 101.


 23/07/19
 A.E

Profile of the project:

- 1) Project Address : Proposed Construction of residential building with stilt + 4 floors of 40 Dwelling units in S.No 350Pt, Mogappair Village, T.S.No 8/6 & 131, Block no 60, Ward H of Mogappair Village at OORI salai, Mogappair(E), Chennai
- 2) Category of the Building (Spl / MSB) : SPL
- 3) Residential / Commercial : Residential
Applicant Name : Ms K.T Shanthi, E.E & Ado
Mobile no : 9940498955
Company Name (Incase of Company): TNHB, JJ Nagar Division
Office Phone No : 044 - 26154577
- 4) Total Number of Floors : 4 Floors (Stilt + 4 Floors)
- 5) No. of Dwelling Units (in case if Residential) : 40 Dwelling Units
- 6) Total Floor Area (as per approval Plan) : 3435.28 Sq.m
- 7) Total Plot Area : 2272.00 Sq.m
- 8) Total FSI Area (as per Approval plan) : 3380.20 Sqm
- 9) a) No of coverage Car parking : 35 Nos
b) Open Carparking : 05 Nos
c) Total No of Car parking (as per approval plan) : 40 Nos
- 10) RERA account details
a) Bank Name : Indian Bank.
b) Branch Name: Asiatic colony Branch, ch - 101
c) Account No : 67833 25377 - 40 HIG - collection A/c
d) IFSC Code : 67833 24667 - 40 HIG - payment A/c
- 11) Details of calculation of registration charge payable to TNRERA :
a) FSI Area in Sq.m (as per Approved Plan) : 3380.20 sqm
b) Rate (Rs 20 per Sq.m) : $3380.20 \times 20 = \text{Rs } 67604 / -$
Total = (a*b)
c) DD Number, Bank & Amount : 983446, Oriental Bank of Commerce
Rs 67604 / -

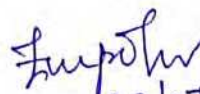
[Signature]
23/7/19
EXECUTIVE ENGINEER & ADL
Tamilnadu Housing Board,
J.J. Nagar Division,
Thirumangalam, Chennai - 600 101.

TAMIL NADU HOUSING BOARD :: J.J.NAGAR DIVISION

DETAILS OF COMPLETED SCHEMES

S.No	Scheme Details	Year of Ready for Occupation	Survey No.Village
1	Constn.of 848 HIG ,MIG, LIG (SFS) Flats at Ambattur Ph I & II	April 2012	58/2Apt – Ayapakkam 49 Pt – Ayapakkam 582/2 Pt - Ambattur
2	Constn.of 12 HIG Flats (SFS) at Mogappair East	December 2014	340 Pt, 341, 342 & 343 Pt Mogappair
3	Constn.of 64 HIG Flats (SFS) at Ambattur Ph III	August 2014	574/1B3Pt & 575/2 Pt Ambattur
4	Constn.of 120 MIG (SFS) at Thirumullaivoyal	September 2015	588/1 & 588/2 - Thirumullaivoyal
5	Constn.of 100 HIG (SFS) Flats at Nolambur Ph I	September 2016	326/1Pt, 327/1A Pt, 2BPt, 3B Pt, 4A Pt, 4B Pt & 331/1Pt – Nolambur


23/7/19
Executive Engineer & Ado,
J.J.Nagar Division


23/07/19

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

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
/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.

