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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

FORM „A"
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
No. 1-A, CMDA Tower-II, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Anna Nagar west extension, Chennai District, Tamil nadu State.

1. The requisite particulars are asunder: -

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

In case of individual



Sl No	: 1
Flat.No	: 185/1
Name	: Mr.R. Panneer Selvam
Father's Name	: Mr. V. Rajarathinam
Occupation	: Self Employed
Permanent Address	: No.128/B, Door no.5, 2nd Main road, Padi, Chennai-600 050.
Phone No& Mail ID	: 011-7804393814 / rajkumar.panneer@gmail.com

Green Valley's Shelters (P) Ltd. Chennai

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Sl No	: 2
Flat.No	: 185/2
Name	: Mrs.C. Kalaiselvi
Husband's Name	: Mr. S. Raja
Occupation	: house wife
Permanent Address	: Plot No.1198, 17th Street, West End Colony, Chennai-600 050.
Phone No& Mail ID	: 9790755570 / r.venkatesalu@yahoo.co.in



Sl No	: 3
Flat.No	: 185/3
Name	: Mr. S. Jayaraman
Father's Name	: Mr. R. Subramaniam
Occupation	: own Business
Permanent Address	: AC 133, Shanthi Colony, 4th Avenue, Anna Nagar, Chennai- 600 040.
Phone No& Mail ID	: 9790914529 / jayaram56@gmail.com



Sl No	: 4
Flat.No	: 185/4
Name	: Mrs. Aparna Swaminathan
Husband's Name	: Mr. S. Swaminathan
Occupation	: Own Business
Permanent Address	: Plot No.W-14/47, 8th Street, Anna Nagar West Extn, Chennai-600 101.
Phone No& Mail ID	: 9385078591 / apawami@yahoo.com

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Sl No	: 4
Flat.No	: 185/4
Name	: Ms. Shruthi Swaminathan
Father's Name	: Mr. S. Swaminathan
Occupation	: Own Business
Permanent Address	: Plot No.W-14/47, 8th Street, Anna Nagar West Extn, Chennai-600 101.
Phone No& Mail ID	: 9884078590 / shruthi.swaminathan91@gmail.com



Sl No	: 5
Flat.No	: 185/5
Name	: Mr. S. Senthil Ganesan
Father's Name	: Mr. S. Sankara Pandian
Occupation	: Railway Retired.
Permanent Address	: No.18/B, Thrope road, Railway Quarters, Ayanavaram, Chennai-600 023.
Phone No& Mail ID	: 9941957407



Sl No	: 6
Flat.No	: 185/6
Name	: Mr. K. Devaraj
Father's Name	: Mr. E. Y. Koilpillai
Occupation	: Retired School Head Master
Permanent Address	: No.129/7, Emarald Flats, Thirumangalam, Chennai-600 040.
Phone No& Mail ID	: 9841321690 / jai_son@yahoo.com

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Sl No : 7
Flat.No : 186/1
Name : Mr. V. Balakrishnan
Father's Name : Mr. K. C. Sen
Occupation : Veterinary Doctor
Permanent Address : MIG137, C7 Road, TNHB Phase 3 Layout, Chennai-600 119.
Phone No& Mail ID : 9444175534 / drbalakrishnanphd@yahoo.co.in



Sl No : 8
Flat.No : 186/2
Name : Mrs. J. Lakshmi
Husband's Name : Mr. K. Meganathan
Occupation : School Teacher
Permanent Address : No.132/5, Annai Flats, Padikuppam Road, Anna Nagar west, Chennai- 600 040.
Phone No& Mail ID : 9442308310 / lakshmijayaraman17@gmail.com



Sl No : 9
Flat.No : 186/3
Name : Mrs. R. Kalaivani
Husband's Name : Mr. S. Chakravarthy
Occupation : School Headmaster
Permanent Address : B-14, TNHB Quarters, Raja Koil, Sethuvanlai (P.O),Gudiyatham, Vellore-635 803.
Phone No& Mail ID : 9443350462 / s2005chak@yahoo.com

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Sl No	: 10
Flat.No	: 186/4
Name	: Mrs.M. Manonmani
Husband's Name	: Mr. M. Anandan
Occupation	: Housewife
Permanent Address	: No128/403, High Road, Pernambut, Vellore-635 810.
Phone No& Mail ID	: 9884958899 / arun_06@yahoo.com



Sl No	: 11
Flat.No	: 186/5
Name	: Mr. S. Muthusami
Father's Name	: Mr. R. Surulivel
Occupation	: Ret. BHEL Engineer
Permanent Address	: Flat No.2058, Block 15, Gate 2, Jeevan Bima Nagar, Anna Nagar West Extn, Chennai 600 101.
Phone No& Mail ID	: 9962900668 / s.muthusami1@gmail.com



Sl No	: 11
Flat.No	: 186/5
Name	: Mrs.Malarvizhi
Husband's Name	: Mr. S. Muthusami
Occupation	: House Wife
Permanent Address	: Flat No.2058, Block 15, Gate 2, Jeevan Bima Nagar, Anna Nagar West Extn, Chennai 600 101.
Phone No& Mail ID	: 9962900668 / s.muthusami1@gmail.com

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Sl No	: 12
Flat.No	: 186/6
Name	: Mr.T.Ashokan
Father's Name	: Mr. V. A. Thirunavukarasu
Occupation	: Own Business
Permanent Address	: No.7, Vanasakthi Nagar Extn-2, Chennai-600 099.
Phone No& Mail ID	: 9840098890 / civitechindia@yahoo.co.in



Sl No	: 13
Flat.No	: 187/1
Name	: Mr. K. Thirumalaichamy
Father's Name	: Mr. Karuppasamy Devar
Occupation	: Retired Police
Permanent Address	: No.187,2G, AP Amirtha Apartment, Mogappair Road, Anna Nagar west Extn, Chennai-600 101.
Phone No& Mail ID	: 9444454815



Sl No	: 14
Flat.No	: 187/2
Name	: Mrs. P. R. Rani alias P.Rani
Husband's Name	: Mr. G. Parakalan
Occupation	: House Wife
Permanent Address	: Flat no. 113/13, Five star apartments, padikuppam road, Anna Nagar west, Chennai-600 040.
Phone No& Mail ID	: 9962007306 / rani.parakalan@gmail.com

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Sl No	: 15
Flat.No	: 187/3
Name	: Mr. R. Prakash Kumar
Father's Name	: Mr. V. Rajan
Occupation	: Private Employee
Permanent Address	: No.73/28, Ground floor, Padmanabha Naidu street, Varatharajapuram, Ambattur, Chennai-600 053.
Phone No& Mail ID	: 8939077659 / Prakashpg@gmail.com



Sl No	: 16
Flat.No	: 187/4
Name	: Mr. V. Rajan
Father's Name	: Mr. P. R. Vasudeva Menon
Occupation	: Retired MRF
Permanent Address	: No.73/28, Ground floor, Padmanabha Naidu street, Varatharajapuram, Ambattur, Chennai-600 053.
Phone No& Mail ID	: 9884266623 / pramodh1973@gmail.com



Sl No	17
Flat.No	: 187/5
Name	: Mrs. A. Bama
Husband's Name	: Mr. T. Ashokan
Occupation	: House Wife
Permanent Address	: No.7, Vanasakthi Nagar Extn-2, Chennai-600 099.
Phone No& Mail ID	: 9840098890 / civitechindia@yahoo.co.in

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Sl No	: 18
Flat.No	: 187/6
Name	: Mr. J. Daniel Sudhahar
Father's Name	: Mr. John Victor
Occupation	: Private Employee
Permanent Address	: No.49/12, Surya Apartment, Welcome Colony, 5th Street, Anna Nagar West Extn, Chennai-600 101.
Phone No& Mail ID	: 98402260337 / sudhahardaniel1@gmail.com



Sl No	: 18
Flat.No	: 187/6
Name	: Mrs. Anita Daniel
Husband's Name	: Mr. J. Daniel Sudhahar
Occupation	: College Professor
Permanent Address	: No.49/12, Surya Apartment, Welcome Colony, 5th Street, Anna Nagar West Extn, Chennai-600 101
Phone No& Mail ID	: 98402260337 / sudhahardaniel1@gmail.com

OR

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

(a) Name: M/s. Green Valleys Shelters (P) Ltd.,
(b) Address: No.21, Bawa Road, Alwarpet, Chennai - 18
(c) Copy of registration certificate: Attached
(d) Main objects: Green Meadows, Green Park, Green Centaur
(e) Name, photograph and address of chairman of the governing body / partners / directors etc.: Attached
(f) Land Owners Details : Attached

Green Valley's Shelters (P) Ltd. Chennai

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Name	:	T. Prabakar
Designation	:	Executive Director
Address	:	Flat No.A4, Green Centaur, Door No.7A / 4 Cenotoph road, 1st street, Alwarpet, Chennai – 600 018
Mail id	:	prabu@gvspl.com
Mobile No	:	+91 98400 61619



Name	:	K.R. Tirumuruhan
Designation	:	Managing Director
Address	:	Door No. 6, Plot No. K4 & K5, Shalimar Garden, 2nd Avenue, Injambakkam, Chennai – 600 115.
Mail id	:	krt@gvspl.com
Mobile No	:	+91 98408 50345



Name	:	T.S.Saravanan
Designation	:	Chairman
Address	:	Flat No.B3, Green Harmony, Door No. 4/10, Kasthuri Estate 3rd Street, Poes Garden, Chennai – 600 086
Mail id	:	ceo@gvspl.com
Mobile No	:	+91 98408 99915

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(ii) PAN No : **AACCG0749F**

(iii) 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 **Account No.6642559602Indian Bank, Saidapet Branch, Chennai.**

(iv) Details of project land held by the applicant : **Plot Extended to 1503.34 Sqm at TNHB Block Nos. 185,186&187 Industrial estate road, Anna Nagar West extension, Chennai – 600101., Comprised in Survey No.253/14 Part, T.S.No. 69/1, Block No.58, Ward No.I of Padi Village, Ambattur Taluk, Thiruvalluvar District, Greater Chennai Corporation, Zone – 7, Division – 90.**

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project: **25.01.2018**

(vi) 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: **Attached**

(vii) Agency to take up external development works No Local Authority(exact Authority or any agreement to the Authority) / Self Development : **Self Development**

(viii) Registration fee by way of online transfer through HDFC Bank
(ix) UTR No: N122190814667805 dated 02.05.2019 for an amount of **Rs.57,656/-** calculated as per sub-rule (3) of rule3;

(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: **AACCG0749F-Attached**

(ii) Audited balance sheet of the promoter for the preceding financial year: **Attached in Annual Report**



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(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: **Attached**

(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: **Attached**

(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: **Attached**

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: **Attached**

(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: **Attached**

(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: **CMWSSB / TNEB**

(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: **Attached**

Green Valley's Shelters (P) Ltd. Chennai

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(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees: **Attached**

(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: **Mentioned**

(xi) the number and areas of covered parking available in the project: **32**

(xii) the number of open parking areas available in the project: **No**

(xiii) details of undivided shares pertaining to the project: **Attached**

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: **No Agent**

(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: **Attached**

(xvi) a declaration in FORM "B" : **Attached**

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

Dated :
Place : Chennai

For Green Valleys Shelters (P) Ltd.,

Managing Director

Yours faithfully,
Signature and seal of the applicant

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PROJECT INFORMATION

Project Address	:	TNHB Block Nos. 185, 186 & 187 Industrial estate road, Anna Nagar West extension, Chennai – 600 101., Comprised in Survey No.253/14 Part, T.S.No. 69/1, Block No.58, Ward No. I of Padi Village, Ambattur Taluk, Thiruvalluvar District, Greater Chennai Corporation, Zone – 7, Division – 90.
Registration applied	:	Green Crest – Single Block.
Usage of Building	:	Residential Building.
Extent of Land In Sq.Mts	:	1503.34 Sq.Mtr.



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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

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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.