

RE

REGULATORY RECORD

RERA Document

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K. MOHAN SUNDARAM

98406 74111

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

5272

The Real Estate Regulatory Authority,
Tamil Nadu,
1st Floor, Tower 11, CMDA,
No. 1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Velachery village, Velachery Taluk, Chennai District, and Tamilnadu State.

1. The requisite particulars are asunder:-

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

2. In case of individual

- a) Name:
- b) Father's Name:
- c) Occupation:
- d) Permanent address:
- e) Photograph:

OR

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

(a) Name : AISHVARIYAA CONSTRUCTION

(b) Address : 6, 4th Cross Street,

Dhandeeshwaram Nagar,

Velachery,

Chennai - 600042

Email: aishvariyaacon@gmail.com

Mobile: +91 98406 74111

For AISHVARIYAA CONSTRUCTION

K. Mohan Sundaram
Managing Partner

P. Karthikeyan

(c) Copy of registration certificate: **ENCLOSED**

(d) Main objects: FLAT PROMOTER / CIVIL CONTRACTOR.

(e) Mobile Number : **9840674111** & Mail Id : aishvariyaconstruction@yahoo.com

(f) Name : **K. MOHAN SUNDARAM.**

Photograph:

PAN Number: **APXPM1375A**



Address of the **Managing Partner**:

6, 4th Cross Street,
Dhandeeshwaram Nagar,
Velachery,
Chennai – 600042.,

K. Mohan Sundaram

Name : **M.SREDEVI ANNAPOORANI.**

Photograph:

Mobile No : **9940236616**

Mail Id : **kmohansundaram@yahoo.com**

PAN Number: **CVKPS9273G**



Address of the **Partner**:

6, 4th Cross Street,
Dhandeeshwaram Nagar,
Velachery,
Chennai – 600042

M. Sreedevi Annapoorani

For **ASHVARIYAA CONSTRUCTION**

K. Mohan Sundaram
Managing Partner

P. K. Kalyan

3a. Details of **Land Owner** only in case of Joint Venture:

- a) Name: **P. KALYANASUNDARAM**
- b) Father's Name: **R. PALANISAMY**
- c) Occupation: **BUSINESS**
- d) Permanent address: **1, 2nd Cross Street, Dhandeeshwaram Nagar, Velachery, Chennai - 600042**
- e) Mobile No: **98401 53600**, Mail Id : kalyanasundaram.twad@gmail.com
- f) **Pan No: AFZPK4608N**
- g) Photograph:



- 4. **Pan No: AAVFA4366L & Copy Attached (AISHVARIYAA CONSTRUCTION)**
- 5. Name and address of the bank or banker with which account in terms of section 4(2) (1)(D) of the Act will be maintained-: **ANDHRA BANK, NO:81, VELACHERY BYPASS ROAD, RAJALAKSHMI NAGAR, VELACHERY CHENNAI-600042.**

Original Certificate from the Bank as per the Format : **Enclosed**

- 6. Project Address:
 S No: 183/1 part, 184/2 part and 184/3 part,
 T.S. No:7/2, Block No 52,
 1st Cross Street,
 Dhandeeshwaram Nagar,
 Velachery, Chennai 600042.

6A. Registration Applied for (Specify the Blocks) – Clearly to be mentioned in the site plan. (**One Block Only**)

- 7. Usage of Building: **Residential Flats.**
- 8. Extent of the Land in Sq.m. - **452.26 Sq.M**

P. Kalyanasundaram

For **AISHVARIYAA CONSTRUCTION**
K. Mohan
 Managing Partner

9. Details of Approvals/NOC/ Consent obtained from various competent Authorities.

- a) Copy of Planning Permission Approval Letter - **Attached**
- b) Copy of Planning Permit - **Attached**
- c) Copy of one set of Approved Plans with Local Body Seal - **Attached**
- d) Copy of Building Permit / Approval Letter from Village Panchayat - **Attached**
- e) Copy of Environment Clearance (as applicable) - **N/A**
- f) NOC's
 - i. DFRS - Fire Service - **N/A**
 - ii. AAI - (AirPort) - **N/A**
 - iii. IAF - Indian Airforce - **N/A**
 - iv. PWD/WRD - **N/A**
 - v. Traffic Police - **N/A**
 - vi. Swimming Pool - **N/A**
 - vii. ASI - **N/A**

10. Total Floor Area - 896.35 Sq.m, Residential - More than 60 Sq. m.
Calculation sheet attached.

11. Registration fee remitted and mode of payment is online transfer for an amount of **Rs.17,927/-** (Seventeen thousand nine hundred and twenty seven) dated 20/09/19. UTR No./ Reference no: **UTR SBIN319263055208**

12. 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 case pending, details of type of land payments pending etc:

Site Address	Project detail	Current Status of the project	Case pending	Payment pending
"SAIRAM ENCLAVE" Door No 14, Plot No 47, 4th Street, IIT Colony, Pallikaranai, Chennai 600100	Constructed Residential Flats with two blocks, each block contains six dwelling total of 12 Flats	Completed and handed over to buyers during August 2016	Nil	Nil

13. Plan of developmental works:

- a) **Water Supply:** Piped connection from CMWSSB
- b) **Sewage Disposal:** Sewage connection disposal from CMWSSB
- c) **Solid Waste Disposal:** Garbage collection from Chennai Corporation
- d) **Renewable Energy:** Solar panel installation
- e) **Fire Fighting (for MSB)** - As per NBC - **N/A**
- f) **Emergency Evacuation Services (for MSB)** - As per NBC- **N/A**

P. K. Kalyan

For AISHVARIYAA CONSTRUCTION
K. Mohan
Managing Partner

14. 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: Google Image With Site Location **Attached**

Latitude- 12° 59' 05.8" N

Longitude- 80° 13' 27.2" E

15. Proforma of the allotment letter, prescribed by the promoter, if any, Sale Agreement and Construction Agreement. **Attached**

16. The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, veranda, open terrace areas for sale, UDS and No of Car Parking in the following format. - **Attached**

ing format. - Attached

CARPET AREA STATEMENT									Date -	
FLOOR	FLAT NO	TYPE	RERA CARPET AREA (Sec 2(K))	EXCLUSIVE BALCONY	Exclusive Verandah/ Utility/Service/ Open Terarce	PROPORTIONATE COMMON AREA	TOTAL AREA	UDS LAND	CAR PARKING (Nos)	
			(Sqm)	(Sqm)	(Sqm)	(Sqm)	(Sqm)	(Sqm)	Covered	Open
FIRST	A1	3BHK	70	6	2	32	110	49.2	1	Nil
	B1	2BHK	58	5	2	28	93	41.3	1	Nil
SECOND	A2	3BHK	70	6	2	32	110	49.2	1	Nil
	B2	2BHK	58	5	2	28	93	41.3	1	Nil
THIRD	A3	3BHK	70	6	2	32	110	49.2	1	Nil
	B3	2BHK	58	5	2	28	93	41.3	1	Nil
FOURTH	A4	3BHK	70	6	2	32	110	49.2	1	Nil
	B4	2BHK	58	5	2	28	93	41.3	Nil	1
FIFTH	A5	3BHK	70	6	2	32	110	49.2	1	Nil
	B5	2BHK	58	5	2	32	93	41.3	0	1
Total			640	52	22	28	110	49.2	1	Nil
					22	300	1014	41.3	Nil	Nil
							452.5		7	2
									Visitors Car parking 0 Nos	

7. Structural Stability Certificate with design

17. Structural Stability Certificate with design calculations with words structurally is safe and sound - **Attached**

18.

S.No	Details	Contractor detail	Architect/LS	Structural Engineer	Remark
1	Name	Self	M. RENGANATHAN B.E.	N. TAMILVANAN M.E	
2	Firm Name	AISHVARIYAA CONSTRUCTION		B&W Structural Design Consultant	
3	Registration Details	RD/19/03/127 on 21.03.2019	Class I, Licenced Surveyor No:1875	Registered Structural Engineer GRADE - I(SE) REG No: SE/GR-1/19/02/005	
4	Certified in PP application	N/A	N/A	N/A	

P. K. Kalyan

For AISHVARIYAA CONSTRUCTION

K. Mohan
Managing Partner

19. Audited balance sheet of the promoter for the preceding financial year; **Attached**
20. Copy of Patta/PLR/Sale Deed. If the applicant now applied for registration is different from the Planning Permit obtained applicanyt, link document should be furnished. **Attached**
21. Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA) - **Attached**
22. Form 'B' – in Rs. 20/- stamp paper duly signed by the promoter -**Attached**
 - a) Project Completion Date – December 2023
 - b) Validity of Planning Permit – May 2024
23. Total Project Cost – (Land cost (market value + Development (infrastructure) + Building construction + Building construction + Fees Charges Paid) - **Attached**
24. Details of facilities – Amenities/infrastructures/ (swimming pool/parks),etc. as given in the broucher. Each pages to be self-attested by the promoter. **N/A**
25. CD with all the above details in PDF format - **Attached**

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

Yours faithfully

For **AISHVARIYAA CONSTRUCTION**

M. Seeleni Araposeeni

K. Mohan Kumar

Managing Partner

P. Kalyan

Signature and seal of the applicant(s)

Dated: 26/09/2019

Place: Chennai

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.

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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,
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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.

