

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

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

5641



Sir,

I hereby apply for the grant of registration of my project to be set up at Velachery Village, Velachery Taluk, Chennai District and Tamil Nadu State.

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) Photograph

OR

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

- (a) Name **BADHRI BUILDERS**
- (b) Address Flat - G1, Badhri's 'SURAKSHA',
Plot No: 20, Thiruvengadam Nagar 2nd Street,
Perungudi, Chennai – 600 096.
Email : badhribuilders@yahoo.in
Mobile : +91 94440 02426

For BADHRI BUILDERS

Partner

- (c) Copy of registration certificate **ATTACHMENT ENCLOSED**
- (d) Main objects **FLAT PROMOTER AND CIVIL CONTRACTOR**
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Name : **S.Ramesh, Managing Partner**

Mobile : 9444002426

Email : rameshncsamy@gmail.com

PAN No: AVLPS2016E

Photograph



S. Ramesh

Address:

Flat G1, Badhri's 'Suraksha',

Plot No:20, Thiruvengadam Nagar 2nd Street,

Perungudi, Chennai – 600 096.

Name : **R.Makeshwari, Partner,**

Mobile : 9445065690

Email : rameshncsamy@gmail.com

PAN No: AMXPM8236H

Photograph



R. Makeshwari

Address:

Flat G1, Badhri's 'Suraksha',

Plot No:20, Thiruvengadam Nagar 2nd Street,

Perungudi, Chennai – 600 096.

(iii) PAN No: **BADHRI BUILDERS : AAOFB6434F** (Copy Attached)

(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: **The Karur Vysya Bank Ltd, Velachery – Tambaram main road, Velachery, Chennai – 600 042**

For **BADHRI BUILDERS**

S. Ramesh

Partner

Original Certificate as per the format from the bank attached.

(v) Project Address:

1. Plot No:38 &39,
Ram Nagar 1st Street,
Velachery, Chennai -600 042.
Old S.No:697/2, T.S.No.96, Block No.172
2. Registration applied for Single Block having 10 dwelling units
3. Usage of the Building : Residential Building
4. Extent of the Land in Sq.M : 440 Sq.M
5. Location Details of the Project including Latitude and Longitude

Latitude -

1	2	9	7	4	4	0	1
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Longitude -

8	0	2	1	5	8	2	0
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Google image with site location attached

(vi) Details of Approval/ 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 Approval plans with Local Body Seal : **Attached**
- d) Copy of Building Permit / Approval Letter from Village Panchayat – **Attached**
- e) Copy of Environmental Clearance (as applicable) : N/A
- f) NOC's

- a. DFRS – Fire Services - N/A
- b. AAI –(Airport) - N/A
- c. IAF – Indian Air Force - N/A
- d. PWD / WRD - N/A
- e. Traffic Police - N/A
- f. Swimming Pool - N/A
- g. ASI - N/A

(vii) Total Floor Area - 898.50 Sq.M. – Only Residential

(viii) 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.

For BADHRI BUILDERS

[Signature]

Partner

Site Address	Project Detail	Current status of the Project	Case Pending	Payment Pending
BADHRI'S 'AISHWARYAM, Plot No:41, Second Street, Meenatchipuram, Pallikaranai, Chennai- 600 100.	Constructed a single block consisting 4 dwelling units	Project completed and handed over in September 2016.	Nil	Nil

- (ix) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development: **Self Development**
- (x) Registration fee paid by way of account transfer from Indian Bank, Adambakkam Branch, with reference number 000607433 dated 29/09/2019
- (xi) Any other information the applicant may like to furnish.
2. I/we enclose the following documents in triplicate, namely:-
- Authenticated copy of the PAN card of the promoter: **Attachment Enclosed**
 - Audited balance sheet of the promoter for the preceding financial year: **Attachment Enclosed**
 - 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: **Attachment Enclosed**
 - 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: **Attachment Enclosed**
 - 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: **NA**
- 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: **Attachment Enclosed**
- (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: **Attachment Enclosed**

For **BADHRI BUILDERS**



Partner

(vii) The plan of development works :

- i) Water Supply : **Piped connection from CMWSSB**
- ii) Sewage Disposal : **Sewage connection disposal from CMWSSB**
- iii) Solid Waste Disposal : **Garbage collection from Greater Chennai Corporation**
- iv) Renewable Energy : **Solar Panel Installation**
- v) Fire Fighting (For MSB) : **As per NBC – N/A**
- vi) Emergency Evacuation Services (For MSB) : **As per NBC – N/A**



(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: **Attachment Enclosed**

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

(xi) The number and areas of covered parking available in the project: **Attachment Enclosed**

(xii) The number of open parking areas available in the project: **Attachment Enclosed**

(xiii) Details of Undivided Shares pertaining to the project: **Attachment Enclosed**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: **N/A**

(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: **Attachment Enclosed**

(xvi) A declaration in FORM 'B': **Attachment Enclosed**

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

For **BADHRI BUILDERS**

Partner

R. Mageshwaran.

Yours faithfully,

Signature and seal of the applicant(s)

Dated: 14/10/2019

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.

[/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.

