

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.

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority - Tamil Nadu,
1st Floor, Tower 11, CMDA,
No. 1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600008. 2895



Sir,

We hereby apply for the grant of registration of our project consisting of 40 Villas together with 40 Individual Plots to be known as "BBCL VILLA HAVEN - PHASE IV" at Layout named as BBCL Villa Haven, (PPD/LO No. 23/2018), Perumalagaram Salai, Thiruverkadu Municipality, comprised in S.Nos. 69/4B, 69/4C, 70/1A, 70/2A, 70/2B, 78/3A & 78/3B Perumalagaram Village & S.Nos. 684/1, 685/1A (pt) & 686/2 Ayanambakkam Village, Maduravoyal Taluk, Thiruvallur District, Tamil Nadu.

1. The requisite particulars are as under:-

(i)	Status of the applicant	Partnership Firm
(ii)	In case of firm	
A	Name	BBCL WESTERN CONSTRUCTION
B	Address	No. 20, Mylai Ranganathan Street, T.Nagar, Chennai 600 017.
C	Copy of registration certificate	Enclosed
D	Main objects	Real Estate Development
E	Name of the Partner	Mr. Anant Vummidi
F	Address	No. 20, Mylai Ranganathan Street, T.Nagar, Chennai 600017
(iii)	PAN No.	AAKFB9917B
(iv)	Name and address of the bank with which account in terms of section 4 (2)(I)(D) of the Act will be maintained	HDFC Bank, RK Salai, Chennai
(v)	Details of project land held by the applicant	Land measuring an extent of 5739.3 Sq.m

For BBCL WESTERN CONSTRUCTION

Authorised Signatory

(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project			Layout Approval PPD/LO No.23/2018 issued by CMDA. 40 Planning Permits & Building Permits (separate for each plot) issued by Thiruverkadu municipality as follows:	
	PLOT NO	SURVEY NO.	VILLAGE	PLANNING PERMIT & APPROVAL LETTER ISSUED BY THIRUVERKADU MUNICIPALITY	FOLLOWING ARE THE APPROVAL DETAILS OF VILLAS AT BBCL VILLA HAVEN PHASE IV
	3	78 / 3A	Perumalagaram	343 / 2018 Letter No. 2005 / 2018 dated 31.08.2018	362 / 2018 dated 31.08.2018
	44	70 / 1A & 2B	Perumalagaram	314 / 2018 Letter No. 1932 / 2018 dated 31.08.2018	323 / 2018 dated 31.08.2018
	45	70 / 1A & 2B	Perumalagaram	313 / 2018 Letter No. 1931 / 2018 dated 31.08.2018	322 / 2018 dated 31.08.2018
	51	70 / 1A	Perumalagaram	335 / 2018 Letter No. 1954 / 2018 dated 31.08.2018	345 / 2018 dated 31.08.2018
	52	70 / 1A	Perumalagaram	336 / 2018 Letter No. 1955 / 2018 dated 31.08.2018	346 / 2018 dated 31.08.2018
	58	70 / 1A	Perumalagaram	337 / 2018 Letter No. 1956 / 2018 dated 31.08.2018	347 / 2018 dated 31.08.2018
	59	69 / 4B & 4C, 70 / 1A	Perumalagaram	338 / 2018 Letter No. 1957 / 2018 dated 31.08.2018	348 / 2018 dated 31.08.2018
	65	70 / 1A	Perumalagaram	339 / 2018 Letter No. 1958 / 2018 dated 31.08.2018	349 / 2018 dated 31.08.2018
	66	70 / 1A	Perumalagaram	340 / 2018 Letter No. 1959 / 2018 dated 31.08.2018	350 / 2018 dated 31.08.2018
	72	69 / 4B & 4C	Perumalagaram	341 / 2018 Letter No. 1960 / 2018 dated 31.08.2018	351 / 2018 dated 31.08.2018
	73	69 / 4B & 4C	Perumalagaram	342 / 2018 Letter No. 1961 / 2018 dated 31.08.2018	352 / 2018 dated 31.08.2018

For BBCL WESTERN CONSTRUCTION

Authorised Signatory

79	70 / 1A	Perumalagaram	329 / 2018 Letter No. 1948 / 2018 dated ✓ 31.08.2018	339 / 2018 dated 31.08.2018 ✓
80	70 / 1A	Perumalagaram	330 / 2018 Letter No. 1949 / 2018 dated ✓ 31.08.2018	340 / 2018 dated 31.08.2018 ✓
86	69 / 4B & 4C	Perumalagaram	331 / 2018 Letter No. 1950 / 2018 dated ✓ 31.08.2018	341 / 2018 dated 31.08.2018 ✓
87	69 / 4B & 4C	Perumalagaram	332 / 2018 Letter No. 1951 / 2018 dated ✓ 31.08.2018	342 / 2018 dated 31.08.2018 ✓
93	70 / 1A	Perumalagaram	334 / 2018 Letter No. 1953 / 2018 dated ✓ 31.08.2018	344 / 2018 dated 31.08.2018 ✓
94	70 / 1A	Perumalagaram	333 / 2018 Letter No. 1952 / 2018 dated ✓ 31.08.2018	343 / 2018 dated 31.08.2018 ✓
101	69 / 4C & 684 /1	Ayanambakkam	318 / 2018 Letter No. 1936 / 2018 dated ✓ 31.08.2018	327 / 2018 dated 31.08.2018 ✓
102	69 / 4C & 684 /1	Ayanambakkam	319 / 2018 Letter No. 1937 / 2018 dated ✓ 31.08.2018	328 / 2018 dated 31.08.2018 ✓
103	684 / 1	Ayanambakkam	320 / 2018 Letter No. 1938 / 2018 dated ✓ 31.08.2018	329 / 2018 dated 31.08.2018 ✓
104	684 / 1	Ayanambakkam	321 / 2018 Letter No. 1939 / 2018 dated ✓ 31.08.2018	330 / 2018 dated 31.08.2018 ✓
105	684 / 1	Ayanambakkam	322 / 2018 Letter No. 1940 / 2018 dated ✓ 31.08.2018	331 / 2018 dated 31.08.2018 ✓
106	684 / 1	Ayanambakkam	323 / 2018 Letter No. 1941 / 2018 dated ✓ 31.08.2018	332 / 2018 dated 31.08.2018 ✓
107	685 / 1A PT. & 586 / 2	Ayanambakkam	324 / 2018 Letter No. 1942 / 2018 dated ✓ 31.08.2018	333 / 2018 dated 31.08.2018 ✓
108	685 / 1A PT.	Ayanambakkam	325 / 2018 Letter No. 1943 / 2018 dated ✓ 31.08.2018	334 / 2018 dated 31.08.2018 ✓
109	685 / 1A PT.	Ayanambakkam	305 / 2018 Letter No. 1923 / 2018 dated ✓ 31.08.2018	314 / 2018 dated 31.08.2018 ✓

For BBCL WESTERN CONSTRUCTION

Authorised Signatory

110	685 / 1A	Ayanambakkam	328 / 2018 Letter No. 1947 / 2018 dated 31.08.2018 ✓	338 / 2018 dated 31.08.2018 ✓
111	685 / 1A PT.	Ayanambakkam	327 / 2018 Letter No. 1946 / 2018 dated 31.08.2018 ✓	337 / 2018 dated 31.08.2018 ✓
112	685 / 1A PT.	Ayanambakkam	344 / 2018 Letter No. 1945 / 2018 dated 31.08.2018 ✓	386 / 2018 dated 31.08.2018 ✓
113	685 / 1A	Ayanambakkam	326 / 2018 Letter No. 1944 / 2018 dated 31.08.2018 ✓	335 / 2018 dated 31.08.2018 ✓
114	685 / 1A pt.	Ayanambakkam	307 / 2018 Letter No. 1925 / 2018 dated 31.08.2018 ✓	316 / 2018 dated 31.08.2018 ✓
115	685 / 1A pt.	Ayanambakkam	306 / 2018 Letter No. 1924 / 2018 dated 31.08.2018 ✓	315 / 2018 dated 31.08.2018 ✓
116	686 / 2	Ayanambakkam	312 / 2018 Letter No. 1930 / 2018 dated 31.08.2018 ✓	321 / 2018 dated 31.08.2018 ✓
117	686 / 2	Ayanambakkam	311 / 2018 Letter No. 1929 / 2018 dated 31.08.2018 ✓	320 / 2018 dated 31.08.2018 ✓
118	686 / 2	Ayanambakkam	310 / 2018 Letter No. 1928 / 2018 dated 31.08.2018 ✓	319 / 2018 dated 31.08.2018 ✓
119	686 / 2	Ayanambakkam	309 / 2018 Letter No. 1927 / 2018 dated 31.08.2018 ✓	318 / 2018 dated 31.08.2018 ✓
120	686 / 2	Ayanambakkam	308 / 2018 Letter No. 1926 / 2018 dated 31.08.2018 ✓	317 / 2018 dated 31.08.2018 ✓
121	686 / 2	Ayanambakkam	317 / 2018 Letter No. 1935 / 2018 dated 31.08.2018 ✓	326 / 2018 dated 31.08.2018 ✓
122	686 / 2	Ayanambakkam	316 / 2018 Letter No. 1934 / 2018 dated 31.08.2018 ✓	325 / 2018 dated 31.08.2018 ✓
123	686 / 1A2	Ayanambakkam	315 / 2018 Letter No. 1933 / 2018 dated 31.08.2018 ✓	324 / 2018 dated 31.08.2018 ✓
(vii)	Brief details of the projects launched by the promoter in the last five years, whether already		NOT APPLICABLE (First Project of the Promoter) ✓	

For BBCL WESTERN CONSTRUCTION

	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.	
(vii)	Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development	Local Body
(ix)	Registration fee	ONLINE TRANSFER - Rs.1,06,250/- (Transaction Copy Enclosed)
(x)	Any other information the applicant may like to furnish.	NIL

2. 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 owner 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) copy of the joint development agreement, 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;
- (vi) 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;

For BBCL WESTERN CONSTRUCTION

Authorised Signatory

- (vii) 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;
- (viii) 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;
- (ix) 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;
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (xi) 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;
- (xii) the number and areas of covered parking available in the project;
- (xiii) the number of open parking areas available in the project;
- (xiv) Details of Undivided Shares pertaining to the project;
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xvi) 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;
- (xvii) a declaration in FORM 'B'.

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

Dated: 04.06.2018

Place: Chennai

Yours faithfully,

For BBCL WESTERN CONSTRUCTION

Authorised Signatory

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.

