

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
CMDA Building, Tower II, Egmore,
Chennai 600 008.

Sir,

We hereby apply for the grant of registration of our Joint venture category- Construction of Residential Development of 24 dwellings (Stilt+4 Floors) project to be set up at Plot No:4&5, Vivekanandar II nd Street, Rajajipuram Scheme II-Periakuppam Village, Thiruvallur District, Tamilnadu state.Pin:602 001.

Project Name: "PRITHVISRI"

1. The requisite particulars of Land Owner-1 are as under:-
 - (a) Name : Mr.SELVAM BALASUNDARAM
 - (b) Father's Name : Mr.BALASUNDARAM
 - (c) Occupation : Retired from service
 - (d) Permanent address: Flat No. 4F, Block No. 4 (Diamond Block), Bashyam Navaratna Apartments, Plot No:300/1, Tiruneermalai Main Road, Parvathipuram, Chrompet, Chennai 600044
 - (e) PAN NO: ABEPB0040J
2. The requisite particulars of Land Owner-2 are as under:-
 - (f) Name : Mr. KUMAR BALASUNDARAM
 - (g) Father's Name : Mr.BALASUNDARAM
 - (h) Occupation : Retired from service
 - (i) Permanent address: Flat No. 4C, Block No. 4 (Diamond Block), Bashyam Navaratna Apartments, Plot No:300/1, Tiruneermalai Main Road, Parvathipuram, Chrompet, Chennai 600044
 - (j) PAN NO : ACIPK9961E
3. The requisite particulars of Land Owner-3 are as under:-
 - (k) Name : Mr.SUBRAMANIAN RAMACHANDRAN
 - (l) Father's Name : Mr. RAMACHANDRAN
 - (m) Occupation : Retired from service
 - (n) Permanent address: No. 22/4, Second Street, Sri Ganesh Nagar, KOLATHUR, CHENNAI-600099.
 - (o) PAN NO: ANKPS7495L:

✓ B. Selvam

✓ Balasundaram

✓ Arunachalam

For **MAHATHI CONSTRUCTION PRIVATE LIMITED**

Managing Director

4. The requisite particulars of PROMOTERS are as under:-

- (a) Name: **M/S.MALATHY CONSTRUCTION PRIVATE LIMITED**
- (b) Address: E-95/18, 13th West Street, Kamaraj Nagar, Thiruvanniyur, Chennai 600 041, Tamilnadu.
- (c) Registration Certificate No: **U45206TN2012PTC 086112-(2012-2013)**
- (d) Company PAN No: **AAHCM9653K**
- (e) Main objects: **Engineering Constructors, Interior Decorators & Promoters**
- (f) Name of Managing Director: **Mr.D.Ravindran, B.E, MIE, FIV.**
- (g) Address of Managing Director: **E-95/18, 13th West Street, Kamaraj Nagar, Thiruvanniyur, Chennai 600 041, Tamilnadu.**
PAN No: **AHQPR9431D**
- (h) Name of Director: **Mrs.Dr.B.R.Malathy, Msc, Phd.,**
- (i) Address of Director: **E-95/18, 13th West Street, Kamaraj Nagar, Thiruvanniyur, Chennai 600 041, Tamilnadu.**
PAN No: **AQQPM7646E**

5. Name and address of the bank: **UNION BANK OF INDIA, Nanganallur Branch, Chennai.**

6. **Details of project land held by the OWNERS:**

Mr.B.Selvam and Mr.B.Kumar had Jointly purchased the Plot No:4, as single un approved plot in old Survey No : 666/1B2B to an extent of 5490 sq.ft from Mr.J.S.Ramanujam s/o. Mr.J.Srinivasa Iyengar registered as sale deed No.3433 of 1981, book No:1 dated 09-11-1981 in Sub-Registrar, Thiruvallur, Obtained Patta from THIRUVALLUR MUNICIPALITY TSLR EXTRACT Patta bearing Patta No: RPT/11134/12 for plot No:4, dated 31.07.2012

WHEREAS Mr.R.Subramanian, had purchased the Plot No: 5, as single un approved plot in old Survey No: 666/1B2C to an extent of 3660 sq.ft from Mr.J.S.Ramanujam S/o. Mr.J.Srinivasa Iyengar registered as sale deed No.3432 of 1981, book No: 1 dated 09-11-1981 in Sub-Registrar, Thiruvallur, Obtained Patta from THIRUVALLUR MUNICIPALITY TSLR EXTRACT Patta bearing Patta No: RPT/11135/12 for plot No:5 dated 31.07.2012

✓ *B Selvam*

✓ *Belavara*

✓ *Bongomurthy*

For MALATHY CONSTRUCTION PRIVATE LIMITED

[Signature]
Managing Director

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7. **Details of Approval obtained from Various Competent Authorities for commencing the Project:**

- (a) Land Approval under Regularisation scheme from ASSISTANT DIRECTOR, TOWN & COUNTRY PLANNING, THIRUVALLUR REGION, Periakuppam Village, Rajajipuram Extension Development Scheme-II, Rajajipuram, Thiruvallur Municipality /Local Planning Area, Thiruvallur circle, Thiruvallur district & COMMISSIONER -Thiruvallur Municipality vide Planning permit No:518/2019/F1 dated 07/02/2019 for the Plot No:4 to a extent of 5490 sq.ft., property in the names of Mr.B.Selvam and Mr.B.Kumar in the Periakuppam Village Old Survey No:666/1B2B and New T.S No:14, Ward:D, Block:8,
- (b) Land Approval under Regularisation scheme from ASSISTANT DIRECTOR, TOWN & COUNTRY PLANNING, THIRUVALLUR REGION Periakuppam Village, Rajajipuram Extension Development Scheme-II, Rajajipuram, Thiruvallur Municipality/Local Planning Area, Thiruvallur circle, Thiruvallur district & COMMISSIONER- Thiruvallur Municipality vide Planning permit No:517/2019/F1 Dated 07/02/2019 for the Plot No:5 to a extent of 3660 sq.ft., property in the name of Mr.R.Subramanian in the Periakuppam Village Old Survey No : 666/1B2C and New T.S No:15, Ward:D, Block:8
- (c) Reclassification approval obtained by Combining the Approved Plots No:4 & 5 to a Total extent of 9150 sq.ft.(850 sq.m) described under in Periakuppam Village, Old Survey Nos : 666/1B2B and 666/1B2C, New T.S No:14 &, T.S No:15, Ward:D, Block : 8, obtained as a single Plot Approval under Reclassification scheme with noted boundary (A-B-C-D), vide PA.MU.No:296/2019/TI.VA.MAA.2 dated 13.05.2019 & DTCP Planning permit No:201/2019, from ASSISTANT DIRECTOR, TOWN & COUNTRY PLANNING, and by COMMISSIONER-Thiruvallur Municipality de:KA.MA.No:106/19/F1&BPP/014/2019/2263/000081,dated 19.06.2019. THIRUVALLUR REGION, Periakuppam Village, Rajajipuram Extension Development Scheme-II, Rajajipuram, Thiruvallur Municipality/Local Planning Area, Thiruvallur circle, Thiruvallur district.
- (d) Building plan approval obtained under Residential Building scheme for 24 units to a total built up area of 2495sq.m -26846sq.ft-(Stilt+4) floors, as shown in the Approved plan from ASSISTANT DIRECTOR, TOWN & COUNTRY PLANNING, THIRUVALLUR REGION, Periakuppam, Rajajipuram Extension Development Scheme-II, Rajajipuram, Thiruvallur Municipality/Local Planning Area, Thiruvallur circle, Thiruvallur district, vide NA.KA. No:296/2019/TI.VA.MAA.2, dated 13.05.2019. & DTCP. Planning permit No:13/2019 dated 13.05.2019 & the Building License by COMMISSIONER-Thiruvallur Municipality vide:KA.MA.No:106/19/F1&BPP/014/2019/2263/000081 dated 19.06.2019.

✓ B. Selvam
✓ Balasubramanian
✓ Arun Kumar

For MALINI CONSTRUCTION PRIVATE LIMITED
Managing Director

(ii) Brief details of the projects launched by the promoter in the last five years,

1. SHRIRENGA-TAMBARAM-(2014-2016)-STILT+2 FLOORS
10 FLATS COMPLETED SUCCESSFULLY.
2. SRIRAMNIVAS-THIRUVANMIYUR-(2016-2017)-COMPLETED-
STILT+2 FLOORS
3. SHRIKRISH-THIRUVALLUR-(2015-2018)-COMPLETED.
20 FLATS-STILT+4 FLOORS

Whether already completed or being developed,
YES

Including the current status of the said projects,
IN PROGRESS-JAYAVIJAYA@TAMBARAM

Any delay in its completion,

NO DELAY IN PROJECT

Details of cases pending,

NIL

(iii) Agency to take up external development

DEVELOPMENT WORKS PLAN

WATER SOURCE:

2 No's of deep bore well planned to supply of water.

Under Ground sump to a capacity of 20,000liters planned and local water supply from Municipality as well available.

DRAINAGE:

Municipality is having UGD facility to collect sewerage water from our premises and also we have paid the UGD charges while getting the Approval to have the proper drainage system.

RAIN WATER HARVESTING:

This Facility will be done as per approved plan and our confirmation to DTCP while

Processing the approval.

SECURITY CCTV SURVEILLANCE:

6 No's of surveillance outdoor cameras with Monitor will be provided as per norms.

ELECTRICITY:

This facility will be provided as per the confirmation to TNEB.

(iv) Registration fee PAID by way ONLINE DATED 04.09.2019.

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

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L Belam

L Any company

For MALATHY CONSTRUCTION PRIVATE LIMITED

Managing Director

8. 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;

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 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;

- (v) 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;
- (vi) 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;
- (vii) 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;
- (viii) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (ix) 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;

✓ B. Salame

✓ Babar

✓ Anjuman

For MALATHY CONSTRUCTION PRIVATE LIMITED


Managing Director

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- (x) the number and areas of covered parking available in the project;
 - (xi) the number of open parking areas available in the project;
 - (xii) Details of Undivided Shares pertaining to the project;
 - (xiii) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
 - (xiv) 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;

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

Dated: 18/10/19
Place: Chennai

Yours faithfully,
Signature and seal of the applicant(s)

x B Selvam
x Balasubramanian
x Shrinivasan

For MALATHY CONSTRUCTION PRIVATE LIMITED


Managing Director



Malathy Construction Private Limited

■ Engineering Constructors

■ Interior Decorators

■ Promoters

ANNEXURE-FORM-A LAND OWNER'S

1) Name : Mr.SELVAM BALASUNDARAM

Email : vaniselvam@gmail.com

Mob .No : 97890 93878.



2) Name : Mr. KUMAR BALASUNDARAM

Email : kumar1551@gmail.com

Mob No : 98416 05631.



3).Name : Mr. SUBRAMANIAN RAMACHANDRAN

Email : rsmanian53@gmail.com

Mob No : 76221 77984, 94440 23323.



PROMOTERS

Name : D.RAVINDRRAN, B.E, MIE, FIV,

Designation : MANAGING DIRECTOR,

Email : ravindrran@mycons.in

Mob .No : 93805 79702, 88387 47411



Name : B.R.MALATHY, MSC, PhD

Designation : DIRECTOR,

Email : admin@mycons.in

Mob. No : 98415 98983.



Malathy Construction Private Limited

[Signature]
Managing Director

Reg Off : #E-95, 13th West Steet, Kamaraj Nagar, Thiruvannmiyur, Chennai - 600 041
Office : #12/39, 5th Main Road, Kasturibai Nagar, Adyar, Chennai -600 020 , Phone : 044-2441 7374 / 2441 7474,
E-mail : admin@mycons.in, Web : www.mycons.in

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.

