

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
APPLICATION FOR REGISTRATION OF PROJECT

To

4622

The Real Estate Regulatory Authority
Tamilnadu Real Estate Regulatory Authority (TNRERA)
CMDA Tower – 1 (3rd Floor)
No.1, Gandhi Irwin Road, Egmore
Chennai 600 008



Sir,

We hereby apply for the grant of registration of our project to be set up at Construction of residential flats at TNHB Block Nos.D131, D132, D133, P.V. Rajamannar Salai, K.K. Nagar, Chennai 600.078 in Old S.Nos: 225 part, 256 part, 273 part & 255 part in T.S.No: 4/1 of Block No:54, Virugambakkam Village

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 firm / societies / trust / companies / limited liability partnership / competent authority – **Enclosed**
 - (a) Name
 - (b) Address
 - (c) Copy of registration certificate
 - (d) Main objects
 - (e) Name, photograph and address of chairman of the governing body / partners / directors etc.
- (iii) PAN No. ; **AADPE1203G**
- (iv) 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; Karur Vysya Bank
- (v) Details of project land held by the applicant: – **Enclosed**

Green Peace "Amara". Flat No.2D, II Floor, Plot Nos. 9,10 &11, Pasupathy Street,
Kothari Nagar, Ramapuram, Chennai 600 089. Tel : +91 44 48618167, 48618168
E-mail greenpeace@greenpeaceindia.com visit us at www.greenpeaceindia.com

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project; **Enclosed**

(vii) 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. ; **Enclosed**

(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development; Details **Enclosed**

(ix) Registration fee by way of a demand draft dated 07.06.2019 drawn on HDFC Bank bearing no. 017302 for an amount of Rs.85251/- calculated as per sub-rule (3) of rule 3; Enclosed

(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;

(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; **Enclosed**

(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;



(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 **Enclosed**

permission, building permit / building sanction plan, partial completion certificate for each of such phases; **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;

(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;

(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;

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

(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;

(xi) the number and areas of covered parking available in the project;

(xii) the number of open parking areas available in the project;

(xiii) Details of Undivided Shares pertaining to the project;

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

(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;

(xvi) a declaration in FORM 'B'.

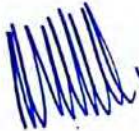
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 11/06/2019

Place: Chennai

Yours faithfully,

For **GREEN PEACE CONSTRUCTIONS P.LTD.**



P.R. EARNARST
Managing Director

Project Application Form

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Promoter Details

Name of the Firm / Company*	GREEN PEACE CONSTRUCTIONS P. LTD.
Address*	"Amara", Flat No.2D, 2 nd Floor, Plot Nos.9 – 11, Pasupathy Street, Kothari Nagar, Ramapuram, Chennai 600 089
Mobile No*	9884351000
Telephone No	48618167
FAX Number	
E Mail	greenpeace@greenpeaceindia.com
State*	TAMILNADU
Pin code*	600 089

Copy of the Registration Certificate*

Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*

Main objects*

Enclosed
P.R. EARNARST No.2, Mancholai 2 nd Main Road, Kalaimagal Nagar, Ekkaduthangal, Chennai
To Develop, Build, Promote and contract residential Building and apartments and commercial complexes



X

P.R. EARNARST
Managing Director
GREEN PEACE CONSTRUCTIONS PVT. LTD.

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Previous Project Details (Last 5 Years only)

17

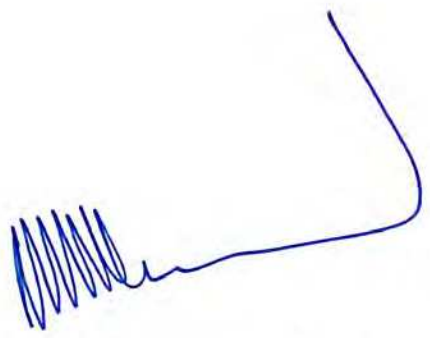
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Project Name*	RAGAS
Current Status	HANDED OVER
Category of Building	SPECIAL BUILDING
Is there any Case Pending	NIL
Address	BLOCK NOS.M45, M46, M47, S.V. LINGAM SALAI, K.K. NAGAR,

Project Description (Max 500 Characters)	28 FLATS CONSTRUCTED IN STILT + 4 FLOORS : Amenities : Power Back up
State	TAMILNADU
District*	CHENNAI
Pincode	600 078

Project Name*	DREAM PARK
Current Status	HANDED OVER
Category of Building	SPECIAL BUILDING
Is there any Case Pending	NIL
Address	Block Nos. M26_M27, Periyar Nagar Tamilnadu Housing Board, East Avenue, Korattur, Chennai

Project Description (Max 500 Characters)	24 FLATS CONSTRUCTED IN STILT + 4 FLOORS. Amenities : Power Back up
State	TAMILNADU
District*	CHENNAI
Pincode	600 080


P.R. EARNARST
Managing Director
GREEN PEACE CONSTRUCTIONS PVT. LTD.

Project Name*

WINCHESTER

Current Status

HANDED OVER

Category of Building

SPECIAL BUILDING

Is there any Case Pending

NIL

Address

BLOCK NOS.M35, 36, P.T.
Rajan Salai, K.K. NAGAR,Project Description
(Max 500 Characters)20 FLATS CONSTRUCTED IN
STILT + 4 FLOORS :
Amenities : Power Back up

State

TAMILNADU

District*

CHENNAI

Pincode

600 078

Project Name*

VICTORY HOME

Current Status

HANDED OVER

Category of Building

SPECIAL BUILDING

Is there any Case Pending

NIL

Address

Plot No. B/169, New Door
No.16, (Old No.14), 54th
Street, Ashok Nagar,Project Description
(Max 500 Characters)8 FLATS CONSTRUCTED IN
STILT + 4 FLOORS.
Amenities : Power Back up

State

TAMILNADU

District*

CHENNAI

Pincode

600 083

Project Name*

GAYATHRI

Current Status

HANDED OVER

Category of Building

SPECIAL BUILDING

Is there any Case Pending

NIL

Address

Block No.D116, Sangeetha
Colony, Anna Main Road,
K.K. Nagar,Project Description
(Max 500 Characters)12 FLATS CONSTRUCTED IN
STILT + 4 FLOORS.
Amenities : Power Back up

State

TAMILNADU

District*

CHENNAI

Pincode

600 078


P.R. EARNARST
Managing Director
GREEN PEACE CONSTRUCTIONS PVT. LTD.

Project Detail

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Project Name	TWIN PALMS
Category of the Building	SPEICIAL BUILDING
Project Commencement Date	October 2012
Plot Extent	2090.21 sq.mtr.
Total Open area (Sq Mt)	1024.42 sq.mtr.
Project address Line 1	Block Nos.D131, D132 & D133, P.V. Rajamannar Salai,
District	CHENNAI
No of Open Parking	NOT APPLICABLE
No of Covered Parking	35 NOS.

Project Description	PROPOSED CONSTRUCTION OF RESIDENTIAL FLATS
Project Status	UNDER CONSTRUCTION
Project End Date	MAY 2020
Total Covered area (Sq Mt)	1065.79 sq.mtr
Project address Line 2	K.K. NAGAR, CHENNAI
Tehsil/Sub District	Ashok Nagar
Total area of open Parking (Sq Mt)	NOT APPLICABLE
Total area of Covered Parking (Sq Mt)	874.47

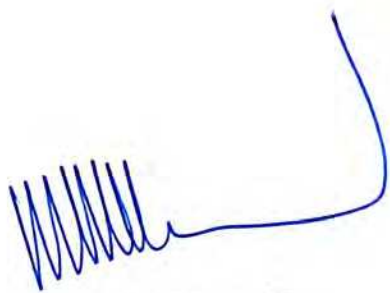

P.R. EARNARST
Managing Director
GREEN PEACE CONSTRUCTIONS PVT. LTD.

Development Details

Type of Dwelling Unit	THREE BEDROOM	Total No. of Dwelling Unit	32 FLATS IN TWO BLOCKS
Carpet Area (Sq Mt)	3497.7	No of Dwelling Unit Available for Sale	4 units
Area of exclusive Open terrace if any (Sq Mt)	NOT APPLICABLE	Area of exclusive balcony/verandah (Sq Mt)	NOT APPLICABLE

External Development Work

Road System	Not applicable	Water Supply	METRO WATER
Sewage and Drainage System	CMWSSB	Electricity Supply Transformers and Sub Station	TNEB
Solid Waste Management and Disposal	Not applicable		


P.R. EARNARST
Managing Director
GREEN PEACE CONSTRUCTIONS PVT. LTD.

Project Bank Details

Bank Name	KARUR VYSYA BANK
Account No	1616135000008558
State	TAMILNADU

Branch Name	K.K. NAGAR
IFSC Code	KVBL0001616
District	CHENNAI

Project Architects

Architect Name	In House Architect
MCA No.	
Mobile No.	
Address Line 1	"Amara", Flat No.2D, 2 nd floor, Plot Nos.9-11, Pasupathy Street, Kothari Nagar, Ramapuram, Chennai 600 089
State	Tamilnadu
Pin Code	600089
Key Projects Completed	

E Mail ID	greenpeace@greenpeaceindia.com
Address Line 2	Ashok Nagar
District	Chennai
Year of Establishment	
District	Chennai


P.R. EARNARST
 Managing Director
 GREEN PEACE CONSTRUCTIONS PVT. LTD.

Structural Engineers

Engineer Name	V. Rengaraj
If Registered in any Corporation / LB, License No.	Class – I No.R 44, Corporation of Chennai
Mobile No.	9282102111
Address Line 1	No.27, Balu Nagar
State	TamilNadu
Pin Code	600037
Key Projects Completed	Plot No.15, Park Avenue 2 nd street, Seshadripuram, Baby Nagar, Velachery, Chennai 600 042 - 5935 sq. ft.

E Mail ID	siva.consultants@gmail.com
Address Line 2	Mogappair, Chennai
District	Chennai
Year of Establishment	2000
District	Chennai

Project Contractors

Contractor Name	BY SELF
Registered in any Govt Dept	
Address Line 1	
State	
Pin Code	
Key Projects Completed	

E Mail ID	
Address Line 2	
District	
Year of Establishment	


P. R. EARNARST
Managing Director
GREEN PEACE CONSTRUCTIONS PVT. LTD.

ANNEXURE

S.No.	Name & Address of the Owner	Flat No.		Signature
1	K. SREENIVASAN D 127/B, Santhosh Colony, P.V. Rajamannar Salai, K.K. Nagar, Chennai 600 078 LEGAL HEIRS: 1) Jayasree Gopal 2) S. Vijayakumar 3) S. Seshasayee Legal heirs of K. Srinivasan	131/A	  	CPA 13/23 14-2-19 S. S. S. S. 13
2	K.S. SEETHA D 127/B, Santhosh Colony, P.V. Rajamannar Salai, K.K. Nagar, Chennai 600 078 LEGAL HEIRS: 1) JAYASREE GOPAL 2) S. VIJAYAKUMAR 3) S. SESHASAYEE	131/A	 	CPA 13/23 14-2-19 S. S. S. S. 13
3	K. SRINIVASACHARI No.211, Devi Apartment, 12-2- 790/26, Ayyothiya Nagar Colony, Mehtipatnam, Hyderabad 500 028	131/B		131/B Srinivasachari 10/35/2011 6-6-11
4	DR. S. VIJAYAKUMAR D 127/B, Santhosh Colony, P.V. Rajamannar Salai, K.K. Nagar, Chennai 600 078 CPA (GPO) 14/4	131/C		ADA 346/11 15-7-11 S. S. S. S.

ANNEXURE

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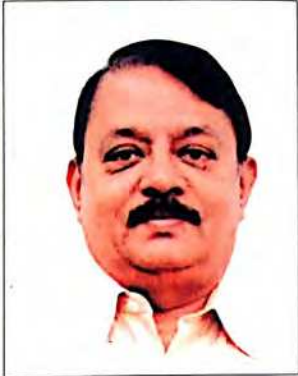
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Sl.No.	Name & Address of the Owner	Flat No.	Photo	Signature
5	N. ANANTHAN 22/7, Nethaji Street, Rajarajeshwari Nagar, Madhanandapuram, Porur, Chennai 600 116 <i>CIPA APC PULU</i>	131/D ✓		<i>CIPA: 1111/2011</i> <i>dt 6-10-2011</i> <i>N. Ananthan</i>
6	HARINI SHIVASANKAR (PAN : ACPPK5763R) No.13, 17th Street, 4th Sector, K.K. Nagar, Chennai 600 078 <i>CIPA APC PULU</i>	131/E ✓		<i>CIPA: 1106/2011</i> <i>dt 6-6-2011</i> <i>Harini Shivasankar</i>
7	R. SOVUMITHRI (PAN: CYNPS5919R) 902, Daytona Tower, PBEL City, Rajiv Gandhi Salai, (OMR), Kelambakkam 603103, Kancheepuram Dt. <i>Legal heir to</i> <i>1c. Chinnarasimhan</i> <i>12.11.2013/2012-12-12</i>	131/F ✓		<i>R. Sovumithri</i> <i>CIPA: 513/2011</i> <i>dt 28-1-2013</i>
8	G. BHUVANESWARI (PAN: ANLPB3097N) Flat No.B, First Floor, A 238, V.M. Balakrishnan Street, Sathyamurthy Block, Jafferkanpet, Chennai 600 083 <i>Legal heir to</i> <i>1c. Chinnarasimhan</i>	131/F ✓		<i>do.</i> <i>G. Bhuvaneshwari</i>

ANNEXURE

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Sl.No.	Name & Address of the Owner	Flat No.	Photo	Signature
9	BALA JANA 902, Daytona Tower, PBEL City, Rajiv Gandhi Salai, (OMR), Kelambakkam 603103, Kancheepuram Dt. <i>Legal heir to J. Choverdangal</i> <i>add: CPC PU 6</i>	131/F ✓		<i>CIPA</i> <i>Ad 123/20</i> <i>V. K. B. 11-20</i>
10	CHANDRA RAJAGOPALAN (PAN : ANSPC8624R) 313/A, 1st Floor, 8th Sector, 40th Street, K.K. Nagar, Chennai 600 078 <i>add: CPC PU 5</i>	132/A ✓		<i>CIPA: 1169/20</i> <i>Ad 1526-20</i> <i>Chandra Rajagopalan</i>
11	INDIRANI SELVARAJ (PAN : ADVPS0899R) 7-1-33/1, Flat No.301, Suguna Apt, Leela Nagar, Ameerpet, Hyderabad 500016, Telangana State <i>CIPA</i> <i>CPC W. M.</i>	132/B ✓		<i>S Indiran</i> <i>CIPA: 1107/11</i> <i>6-11-2011</i>
12	S. SURESH RAJ (PAN : CYOPS1194K) 7-1-33/1, Flat No.301, Suguna Apt, Leela Nagar, Ameerpet, Hyderabad 500016, Telangana State <i>CIPA</i> <i>CPC W. M.</i>	132/B ✓		<i>Ad 11-20</i> <i>S. S. R.</i>

ANNEXURE

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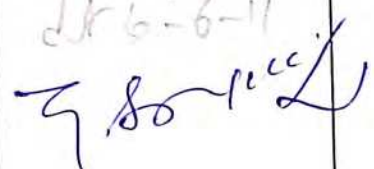
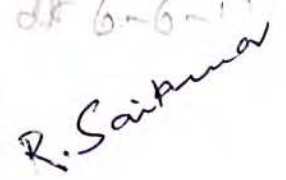
Sl.No.	Name & Address of the Owner	Flat No.	Photo	Signature
13	SELVARAJ GANESH RAJ 7-1-33/1, Flat No.301, Suguna Apt, Leela Nagar, Ameerpet, Hyderabad 500016, Telangana State CIPR CIPR 11444	132/B ✓		 Adj 311 dt 14-
14	B. RAJALAKSHMI (PAN : ALYPR7597Q) BF-2, Hansa Aasirwad, Lakshmiupuram Extn., 3rd Main Road, Tambaram West, Chennai 600 045	132/C ✓		 CIPR: 11444 13-6-2011
15	B. VALMIKINATHAN (PAN : AAAPV2115K) No.216, 3rd Street, Ram Nagar, Velacherry, Chennai 600 042	132/C ✓		
16	B. CHANDRASEKARAN (PAN : ABMPB5662L) No.216, 3rd Street, Ram Nagar, Velacherry, Chennai 600 042	132/C ✓		

ANNEXURE

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Sl.No.	Name & Address of the Owner	Flat No.	Photo	Signature
17	B. JAYAKUMAR (PAN : ACEP0320N) BF-2, Hansa Aasirwad, Lakshmiapuram Extn., 3rd Main Road, Tambaram West, Chennai 600 045	132/C ✓		
18	B. RANGARAJAN No.216, 3rd Street, Ram Nagar, Velacherry, Chennai 600 042	132/C ✓		
19	A. JAYALAKSHMI B4, Ashreya Apartments, 23, (old no.11) Raman Street, T.Nagar, Chennai 600 017	132/D ✓		1105/2011 dt 6-6-11 
20	R. SAIKUMAR No.145, JD Maithri, 2A, 2nd floor, Rajamannar Salai, K.K. Nagar, Chennai 600 078	132/E ✓		1104/2011 dt 6-6-11 

Sl.No.	Name & Address of the Owner	Flat No.	Photo	Signature
21	RAJALAKSHMI GURUMURTHY (PAN : AHKPR9082J) Old No.30, New No.44, North Road, West CIT Nagar, Nandanam, Chennai 600 035 <i>CPA CPA mt W</i>	132/F ✓		<i>X Rajl</i> <i>CPA: 1084</i> <i>dt 6-11-2011</i>
22	MEENALOCHANI PATTABIRAMAN Tulip, 2B, Ceebros Garden, 1/2, Vembuli Amman Koil Street, Virugambakka, Chennai 600 092 <i>CPA PUL</i>	133/A ✓		<i>P. Meenalochani</i> <i>CPA: 1109</i> <i>6-6-11/20</i>
23	H. VIJAYAN ARUL JEBARAJ No.44, Ochankulam, Thomas 2nd Street, Perumalpuram, Tgurunelveli - 7 <i>CPA CPA PUL</i>	133/B ✓		<i>HVJ</i> <i>CPA: 1112/20</i> <i>dt 6-6-11</i>
24	T.V. SUNDARARAJAN (PAN : AAVPS4059G) P6C3C, La Celese, XS Real, Sarojini Street, Madanandapuram, Chennai 600 125 <i>CPA CPA mt W</i>	133/C ✓		<i>CPA: 1110/</i> <i>dt 6-6-2011</i> <i>Sundarajan</i>

ANNEXURE

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Sl.No.	Name & Address of the Owner	Flat No.	Photo	Signature
25	S. SRINIVASAN 502, Jal Vayu Vihar, Kammanahalli, Bangalore 560043, C/A C/A P. S. S. S. S. S.	133/D ✓		C/A 1103/2011 dt 6-6-2011 S. Srinivasan
26	G. VISWANATHAN Thottakadu, Illavampatti Post, Ommalur Taluk, Viz- Jalakandapuram, Salem - 636501 C/A C/A P. S. S. S. S.	133/E ✓		G. Viswanathan C/A 1102/2011 dt 6-6-2011
27	SANJEEVI ANBARASU Block No.145, 2B, Rajamannar Salai, K.K. Nagar, Chennai 600 078 C/A A. C/A P. S. S. S. S.	133/F ✓		Ady 352/2011 dt 28-6-2011 S. Viswanathan

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
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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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+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.

