

RE

REGULATORY RECORD

RERA Document

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





SRICHAKRA

BUILDERS AND DEVELOPERS PVT. LTD.

KAN NOOR
9944 2958
(Srichakra)

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

6909

The Real Estate Regulatory Authority
The Tamilnadu Real Estate Authority
No.1-A, CMDA Tower -11, 1st Floor,
Candhi Irwin Bridge Road,
Egmore, Chennai-600 008



Sir,

We hereby apply for the grant of registration of our project to be set up at Old No.47, New No.33, R K Shanmugam Salai, K K Nagar, Chennai - 600 078, Mambalam Taluk, Chennai District, Tamilnadu.

1. The Requisite Particulars Are As Under:-

(i) Status Of The Applicant

: Company

Company Name

: Srichakra Builders And Developers Pvt. Ltd.

Address

: Old No.65-C, New No.38-C, R K Shanmugam Salai,
K K Nagar, Chennai - 600078.

Company Registration No.

: U45204TN2008PTC068836 DATED
11/08/2008

Main Object

: Developers Of Property, Promoters Of
Schemes Of Housing And / Or Flats
Residential Or Commercial
Apartments. Etc.,

[Handwritten signature]

for SRICHAKRA BUILDERS AND DEVELOPERS PVT. LTD.

65C, (New # 38C), R.K.Shanmugam Salai, K.K.Nagar, Chennai - 600 078.
Tel : 2366 1777 / 4552 8332 e-mail : srichakra.ksr@gmail.com Web : www.srichakrabuilders.com



SRICHAKRA

BUILDERS AND DEVELOPERS PVT. LTD.

Authorised Director Name

: K Sreenivasa Rao

Photograph

:



Address Of Director

: Old No.65-D, New No.38-D,
R.K. Shanmugam Salai, K K Nagar,
Chennai -600 078.

(ii) COMPANY PAN

: AAMCS9155M

(iv) Bank And Branch - Details

Bank Name

: Indian Bank

Branch

: North Usman Road

Account No.

: 6827105773

IFSC

: IDIB000N032

Address

: 53/32 Elite Towers 1st Floor,
North Usman Road,
T-Nagar, Chennai - 600017.

(v) Project Land Area

: 7000 Sq.Ft.,

(vi) CMDA Approval

Planning Permission No.

: B/SPL.BLDG/160/2018

Planning File No.

: BC1/11753/17

Planning Permission Date

: 18-07-2018

Greater Chennai Corporation Approval

Demolition Approval No.

: W.D.C.NO.DA/WDCN10/00083/2017

Demolition Approval Date

: 13-04-2017

SRICHAKRA BUILDERS AND DEVELOPERS PVT. LTD.



SRICHAKRA

BUILDERS AND DEVELOPERS PVT. LTD.

Building Plan No. : CEBA/WDCN10/00126/2019

Building Plan Date : 19-06-2019

(vii) Projects launched Recently : Annexure-1

(viii) Type Of Development : Self Development

(ix) Registration Fees Details

Drawn On : Indian Bank, North Usman Road

Demand Draft No. : "294187"

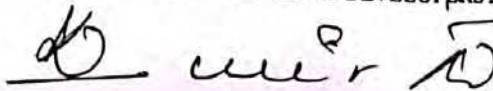
Demand Draft Date : 26.11.2019

2. Enclosed The List Of Following Documents (In Triplicate)

1. Authenticated Copy Of The Pan Card Of The Company
2. Audited Balance Sheet Of The Company For The Assessment Year 2018-19
3. Original Title Deed And Partition Deed
4. Encumbrance Certificate From 01/01/1985 To 27/03/2019
5. Development Agreement & General Power Of Attorney
6. Building & Planning Permit & Plan
 - A. Copy of Building Permit
 - B. Building Sanction Plan
 - C. Copy of Planning Permission
 - D. Typical & Stilt Floor Plan
 - E. Specification

for SRICHAKRA BUILDERS AND DEVELOPERS PVT. LTD.

7. Development Working Plan


Director



SRICHAKRA

BUILDERS AND DEVELOPERS PVT. LTD.

8. Google Map for location of the project

9. Proforma of Construction and Sale Agreement

10,11,12 & 13. Details Of Flat, Carparking And Uds Area Etc., Details of Number of Covered Parking & Open Parking, and Details of Undivided Shares.

14. Real Estate Agent (If any) - Not Available

15. Details of Contractor, Architects, Structural Engineer & Geo Technical Engineer.

16. A Declaration In Form 'B'

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

Dated:

Place: Chennai

Yours faithfully,

Signature and seal of the applicant(s)

for SRICHAKRA BUILDERS AND DEVELOPERS PVT. LTD.

Director

15. DETAILS OF CONTRACTOR, ARCHITECT, SITE ENGINEER, ETC.,

(A) ARCHITECT

Name : Mr. C. Subba Rao,
 Registration No. : CA/82/6834
 Address : Block II, Ground Floor,
 No.1, Ramakrishna Street,
 T-Nagar, Chennai-600 017.
 E-Mail ID : subbaraoassociates@gmail.com
 Phone No. : 044-28142725

(B) STRUCTURAL ENGINEER

Name : Mr. P. Raman
 Licensed Surveyor No. : 1633 Class-I
 Address : No.38, Thambiah Road Extn.,
 P R Complex, West Mambalam,
 Chennai-600 033.
 E-Mail ID : raman_str@yahoo.co.in
 Phone No. : 044 -43512027, 6555 2584

(C) GEO TECHNICAL ENGINEERS

Name : K M FOUNDATION CONSULTANTS
 GST No. : 33AAMCS9155M1ZO
 Address : 4 / 32, North First Cross Street,
 Kapaleeswarar Nagar, Neelankarai,
 Chennai - 600115.
 E-Mail ID : kmuthukrishnaiah@gmail.com
 Phone No. : 9840103900 / 044-42854259

(D) SITE ENGINEER

Name : Mr. K Dhanasekaran
 Address : No.2/7 B, Sakthi Sai Ram
 1st Cross Street, Ganapathi Nagar,
 Alapakkam, Chennai-600 116.
 E-Mail ID : sekarankd@gmail.com
 Phone No. : +91 8939678793 for SRICHAKRA BUILDERS AND DEVELOPERS PVT. LTD.

(E) CONTRACTOR:

Name :
 Address :

 Director
 Sri Chakra Builders and Developers Pvt. Ltd.
 New No: 38-C, R.K. Shanmugasulalan
 T.N. Nagar, Chennai - 600078.

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.

