

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 Principal Secretary to Government  
Housing & Urban Development Dept., &  
Chairperson  
Tamil Nadu Real Estate Regulatory Authority (TNRERA)  
1<sup>st</sup> Floor, No. 1-A, Gandhi-Irwin Bridge Road, Egmore,  
Chennai – 600 008

Sir,

We hereby apply for the grant of registration of our project (Phase 2 – Block C) –  
comprising 16 apartments, being developed at **Survey No. 865/2D, of Pollivakkam  
Village, Thiruvallur Taluk and Thiruvallur District, Tamil Nadu 602002**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Private Limited Company**

(ii) In case of Private Limited Company

(a) Name: **Eco Bay Developers and Builders Private Limited**

(b) Address: **Survey No. 865/2D, Pollivakkam Village, Thiruvallur Taluk  
and Thiruvallur District, Tamil Nadu 602002.**

(c) Copy of registration certificate - **Attached**

(d) Main objects – **Attached**

(e) Name, photograph and address of directors. **Sheet Attached**

(iii) PAN No. **AADCE1025B; Copy of Pan Card Attached**

(iv) Name and address of the bank or banker with which account in terms of section  
4 (2)(1)(D) of the Act will be maintained;

**State Bank of India, G.N. Chetty Road Branch, G.N. Chetty Road, T.  
Nagar, Chennai - 600017**

**Account Number: 35158934317**

(v) Details of project land held by the applicant

All that piece and parcel of Vacant Patta Land measuring an extent of 1.55 Acres comprised in Survey No. 865/2D, (67518 SFT) situated at Pollivakkam Village, Thiruvallur Taluk and Thiruvallur District situated within the Sub Registration District of Manavala Nagar and bounded on the:

North by: Survey No. 865 / 2C  
 South by: Survey No. 865 / 2F  
 East by: Survey No. 865 / 2E1 and Survey No. 865 / 2E2 and  
 West by: Survey No. 861 part

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

- a) DTCP Chennai – 79/2014 dt 27-06-2014
- b) DDTCP – Thiruvallur
  - I. Site Approval – 07/2015 dt 16-02-2015
  - II. Building Approval – 04(1-8)/ 2015 dt 16-02-2015
- c) Pollivakkam Panchayat – 24/2015 dt 19-03-2015

(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. This is the FIRST and ONLY project being developed by the Company Eco Bay Developers & Builders Pvt Ltd.

(viii) Agency to take up external development works - Self Development;

(ix) Registration fee by way of a demand draft drawn on **TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)** for an amount of Rs. 29,440/- calculated as per sub-rule (3) of rule 3; Phase 2 Block C FSI area = **1472 SQM**

(x) Any other information the applicant may like to furnish. **NIL**

2. We enclose the following documents, namely:-



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- (i) authenticated copy of the PAN card of the promoter; **attached**
  - (ii) audited balance sheet of the promoter for the preceding financial year; **attached**
  - (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; **attached**
  - (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; **attached**
  - (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; **NOT Applicable**

(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; **Phase 2 – Block C details attached along with master Plan**

(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; **Phase 2 – Block C details attached along with master Plan**

(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; **Phase 2 – Block C details attached along with master Plan**

(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;

**Google Map Attached**

|           |                        |
|-----------|------------------------|
| NW Corner | - 13.059024, 79.908780 |
| NE Corner | - 13.058983, 79.909299 |
| SE Corner | - 13.058078, 79.909229 |
| SW Corner | - 13.058098, 79.908684 |

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the Allottees; **as proposed by RERA.**

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(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; **Attached for block C which is proposed to be developed under phase 2**

(xi) the number and areas of covered parking available in the project;  
**16 in Block C- Phase 2 & 136 for the entire project consisting of Five Blocks and 136 numbers**

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

(xiii) Details of Undivided Shares pertaining to the project; **Attached for Block C which is proposed to be developed under phase 2**

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NIL/Not applicable**

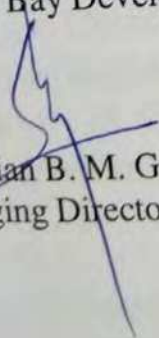
(xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **All works are being done In-house by the company Eco Bay Developers & Builders Pvt Ltd {promoter}**

(xvi) 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: December 21<sup>st</sup> 2018**

Yours faithfully,  
For Eco Bay Developers & Builders Pvt Ltd

  
Sebastian B. M. Gomes  
Managing Director

|   | Name of Director             | Address                                                                                                                              | Mobile Number   | Email Address           | Photograph                                                                          |
|---|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------|-------------------------------------------------------------------------------------|
| 1 | Sebastian B. M. Gomes        | No. 483,<br>Residence 9<br>apartment, 16 <sup>th</sup><br>Cross, CQAL<br>Layout, Sahakar<br>Nagar, Bangalore<br>560092.<br>Karnataka | +91 74064 93797 | gomes.seb4@gmail.com    |  |
| 2 | Christopher Wilson Fernandes | No. 72, 10 <sup>th</sup> Main,<br>Maruthinagar,<br>New Thippasandra<br>Post, Bangalore<br>560075. Karnataka                          | +91 86184 50069 | cwfernandes62@gmail.com |                                                                                     |
| 3 | Jayaraj Hirudayanathan       | No. 28/4,<br>Municipal Colony,<br>Chengalpatu,<br>603002, Tamil<br>Nadu                                                              | +91 70207 92373 | jayarajh@gmail.com      |                                                                                     |
| 4 | Saloni Vinay Gupta           | No 38, 6 <sup>th</sup> Floor,<br>Churchgate<br>Mansion A-Road,<br>Churchgate<br>Mumbai 400020,<br>Maharashtra                        | +91 76669 73809 | salonigupta62@gmail.com |                                                                                     |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

