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DIGITALLY VERIFIED RECORD

FORM 'A'
APPLICATION FOR REGISTRATION OF PROJECT

To

1785

The Tamil Nadu Real Estate Regulatory Authority (TNRERA),
IIIrd Floor (East Wing), CMDA, 'Thalamuthu-Natarajan Maaligai',
No.1, Gandhi Irwin Road, Egmore, Chennai – 600 008.

Sir,

I/We hereby apply for the grant of registration of our project to be set up at [illegible], Chennai District and Tamilnadu State.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
11 APR 2019
TNRERA
CHENNAI

1. The requisite particulars are as under:-

(i) Status of the applicant - Partnership Firm

(ii) Partnership Firm

(a) Name - VIKAAN SHELTERS

(b) Address - 3/115, Rajaji 5th Cross Street, Gopal Nagar, Nanmangalam, Chennai - 600117
email : vikaanshelters@gmail.com

(c) Copy of registration certificate - Enclosed

(d) Main objects - Construction and Flats Promotion

(e) Name, photograph and address of the partners

Partners	Name	Photo	Address
Partner – 1	P. VIJAYAKUMAR		No.13, F1, Sree Kesav Flats, MMTC Colony Main road, Sri Vidhya Nagar, Nanganallur, Chennai – 600061 Ph: 98408 18806

For VIKAAN SHELTERS
Partner

For VIKAAN SHELTERS
Partner

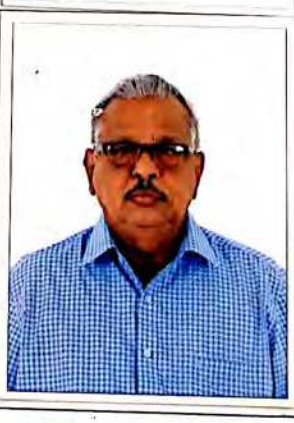
For VIKAAN SHELTERS
Partner

K.P. Vasavalu
V. Usha

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Partner – 2	K. KANNAN		A-204, Iris Apartments, 4th Main Road, Jeyachandran Nagar, Pallikaranai, Chennai-100 Ph: 99400 15473
Partner – 3	V. ANBU		3/115, Rajaji 5th Cross Street, Gopal Nagar, Nanmangalam, Chennai – 600117 Ph: 98411 42990

(f) Name, photograph and address of the landowners

Land Owners	Name	Photo	Address
Owner – 1	K.P. KRISHNASWAMY		No:15, 59th Street, Ashok Nagar, Chennai – 600 083 Ph: 94441 61297
Owner – 2	K. P. KESAVALU		Old No: 135, New No: 38/1, Velachery Road, Little Mount, Saidapet, Chennai – 600 015 Ph: 94442 96606

For VIKAAN SHELTERS

Partner

For VIKAAN SHELTERS

Partner

For VIKAAN SHELTERS

Partner

K.P. Kesavalu

V. Usha

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Owner – 3	V. USHA		D21, Abhinav Kailash, Velachery Road, Chennai – 600 015 Ph: 97899 81344
Owner – 4	K.P. PREMKUMAR		Old No: 7/1, New No: 11, Mount Road, Saidapet, Chennai – 600 015 Ph: 98419 66444

(iii) PAN No. **AAKFV5880H**

(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, No. 37/8, Govindh Complex ground floor, Medavakkam Main Road, Madipakkam, Chennai - 600091

(v) Details of project land held by the applicant

1. Land bearing Door No. 133 & 134, Velachery Road, Chennai – 600015, measuring an extent of 3 Grounds 2392 sq.ft., comprised in T.S. No. 63, as per Town Survey Field Register Extract, T.S. No. 63/1, Block No. 8 of Adyar Village, Guindy Taluk, Chennai District
2. Land bearing Door No. 135, Velachery Road, Chennai – 600015, measuring an extent of 2648 sq.ft., comprised in T.S. No. 63 (Part), as per Town Survey Field Register Extract, T.S. No. 63 (Part) & T.S. No. 58, Block No. 8 of Adyar Village, Guindy Taluk, Chennai District

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

CMDA, Chennai - **B/Spl. Bldg/38/2019, Dated: 07.03.2019**

For VIKAAN SHELTERS

Partner

For VIKAAN SHELTERS

Partner

For VIKAAN SHELTERS

Partner

K.P. Kesavalu

V. Usha

25/3/2021

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Chennai Corporation - **CEBA/WDCN13/00077/2019 Dated: 05.04.2019**

(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 - Self Development

(ix) Registration fee by way of a demand draft dated 10/04/2019 drawn on TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA) bearing no. 613304 for an amount **of Rs.43,800/-** (Rupees Forty Three Thousand Eight Hundred only) calculated as per sub-rule (3) of rule 3;

2. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter - **ENCLOSED**

(ii) Audited balance sheet of the promoter for the preceding financial year; - **ENCLOSED**

(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; - **GPA ENCLOSED**

(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; - **EC 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; - **JV AGREEMENT ENCLOSED**

(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; - **PERMITS AND PLANS 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;

For VIKAAN SHELTERS
Partner

For VIKAAN SHELTERS
Partner

For VIKAAN SHELTERS
Partner

K. P. Kavasalu
V. Usha

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(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; - **ENCLOSED**

(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; - **LOCATION MAP ENCLOSED**

CO-ORDINATES : 13°00'50.5"N 80°13'27.3"E

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

(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; - **ENCLOSED**

(xi) The number and areas of covered parking available in the project; - **ENCLOSED**

(xii) The number of open parking areas available in the project; - **ENCLOSED**

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

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

(xvi) A declaration in FORM 'B'. - **ENCLOSED**

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

Dated: 11/04/2019
Place: CHENNAI

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

For VIKAAN SHELTERS
Partner

For VIKAAN SHELTERS
Partner

For VIKAAN SHELTERS
Partner

K. P. Kesavalu
V. Usha

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VIKAAN SHELTERS
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TAMILNADU REAL ESTATE REGULATORY AUTHORITY – CHENNAI

Project at Door No. 133,134 & 135, Velachery Road,
Little Mount, Saidapet, Chennai - 600015

COMPLETED PROJECT DETAILS

S.No.	Project Name	Land Type	Status	Completion Date	Payment Status
1.	Sai Avighna	Residential	Completed	Sep-2016	No Pending Payment & Cases
2.	Jai Kamal	Residential	Completed	Aug-2015	No Pending Payment & Cases
3.	Sai Swaroop	Residential	Completed	Jun-2016	No Pending Payment & Cases
4.	Sai Sakthi	Residential	Completed	Jun-2016	No Pending Payment & Cases
5.	Sai Shristi	Residential	Completed	Feb-2017	No Pending Payment & Cases
6.	Sai Ram	Residential	Completed	Apr-2017	No Pending Payment & Cases
7.	Sai Nest	Residential	Completed	Dec-2017	No Pending Payment & Cases
8.	Sai Sri	Residential	Completed	Mar-2018	No Pending Payment & Cases
9.	Sai Chand	Residential	Completed	May-2018	No Pending Payment & Cases
9.	Sai Siddhi	Residential	Completed	Dec-2018	No Pending Payment & Cases
10.	Sai Haridra	Residential	Completed	Mar-2019	No Pending Payment & Cases

For VIKAAN SHELTERS
Partner

For VIKAAN SHELTERS
Partner

For VIKAAN SHELTERS
Partner

Swathi Flats, Flat No.6, First Floor, New No.13, Ayyappan Koil Street,
Madipakkam, Chennai – 600 091. Phone : 97908 84124
info@vikaanshelters.com, www.vikaanshelters.com

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TAMILNADU REAL ESTATE REGULATORY AUTHORITY – CHENNAI

Project at Door No. 133,134 & 135, Velachery Road,

Little Mount, Saidapet, Chennai – 600 015

Details of Professionals

Contractor	:	Mr. V. ANBU, M/s. VIKAAN SHELTERS, 3/115, Rajaji 5th Cross Street, Gopal Nagar, Nanmangalam, Chennai – 600 117 Ph: 044 - 22 477 477 Mail: vikaanshelters@gmail.com
Project Manager	:	P. VIJAYAKUMAR, Flat F1, Sree Kesav Flats, Plot No.20, Srividhya Nagar, MMTC Colony Main Road, Nanganallur, Chennai – 600 061 Ph: +91 98408 18806 Mail: vikaanshelters@gmail.com
Structural Engineer	:	Mr. PONNUSWAMY, M/s. SWAMY CONSULTANCY SERVICES, No.10, First Floor, 22, P.H. Road, Koyambedu, Chennai – 600 107 Ph: +91 94440 10908 Regn. No: (Class – 1) No. 559 Mail: swamypon@gmail.com
Architect	:	Mr. JEGANATH J.B., JEGANATH JB ARCHITECTS, No-6, 6th Floor, Rams Swathy Towers, Durgabai Deshmukh Road, RA Puram, Chennai- 600 028. Ph: +91 98405 70026 M.C.A. No: CA/2005/35464 Mail: jb@jbarchitects.co.in
GeoTechnical Engineer	:	Mr. ARUN, M/s. GEONIX, #1308, 13th Main Road, Anna Nagar, Chennai-600 040 Ph: +91 94449 71525 Mail: geonix82@yahoo.co.in

For VIKAAN SHELTERS

Partner

Swathi Flats, Flat No.6, First Floor, New No.13, Ayyappan Koil Street,
Madipakkam, Chennai – 600 091. Phone : 97908 84124
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THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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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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.