

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

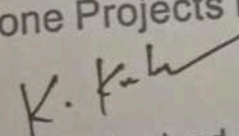
Form A
APPLICATION FOR REGISTRATION OF PROJECT

Tamil Nadu Real Estate Regulatory Authority
100 (East Wing), CMDA
Muthu-Natarajan Maaligai
Gandhi Irwin Road, Egmore
Chennai - 600 008.

I hereby apply for the grant of registration of my/our project to be set up at Egmore - Nungambakkam Taluk Chennai District Tamil Nadu State.

The requisite particulars are as under:-

Status of the applicant, whether individual / company / proprietorship/ firm/ societies / partnership firm / competent authority;	Company
In case of individual	
Name	
Fathers' name	
Occupation	Not Applicable
Permanent address	
Photograph	
OR	
In case of firm / societies / trust / companies / limited liability partnership / competent authority	
Name	OZONE PROJECTS PRIVATE LIMITED
Address	No. 63, G N Chetty Road, T Nagar, Chennai 600017
Copy of registration certificate	Annexure I
Main objects	Annexure II
Name, photograph and address of chairman of the governing body / partners / directors etc. (Please provide details as per Directors detail sheet)	Annexure III
PAN No	AAAC07589D
Name and address of the bank or banker with which account in terms of section 4 (2)(i)(D) of the Act will be maintained	
- Bank name	HDFC Bank
- Branch name	Kasturba Gandhi Marg Branch
- IFSC code	HDFC0000009
- Account number	00098630000315
- Bank address	24 3 Hdfc House, No. 51 Kasturba Road, Bangalore, Karnataka - 560001
Details of project land held by the applicant	
- Plot bearing no / CTS no / survey no / final plot no	Block No 26 - T.S. No. - 1/1, 1/2, 2/3,2/4 & 4/2 Block No 27 - TS No. 3/2, 3/3, 4/3 & 7/2, Koyambedu Village, bounded on the North by: CPWD Quarters South by: 12 Meters Public Road gifted by Vendor (abutting River Koovum) East by: Pillaiyar Koil Street & Jawaharlal Nehru Salai West by: Padi Village
- Area (in sq mtrs)	1,64,044
- FSI (in sq mtrs)	1,82,763
- Any other relevant detail	Land Area and Survey Number is for the entire project the Metrozone, the FSI area is given for the ongoing Project that is being registered with RERA
Details of Approval obtained from Various Competent Authorities for commencing the Project	Annexure IV
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 type of land and payments pending etc.	
- Project name	The Metrozone - Phase I & II
- Address of the project	No. 44, Pillayar Koil Street, Anna Nagar, Chennai 600040
- Current Status	Completion Certificate Obtained

For Ozone Projects Pvt. Ltd.

Authorised Signatory

Whether any delay in completion	There were delays in completing the Project, The execution got delayed due to reasons beyond the control of the Promoter, such as short supply of construction materials, shortage of skilled labourers, restriction imposed on migrant labourers, natural calamities such as floods and storms, delay in obtaining Statutory renewals / approvals.
Details of cases pending	Annexure V
Type of land	Free hold land
Payments pending	Nil due to the Vendors and Contractors
Agency to take up external development works (Exact Local Authority or any agreement to the Authority) / Self Development)	Greater Chennai Corporation
Registration fee as per sub-rule (3) of rule 3	NEFT Dr-IDIB000I010-TAMIL NADU REAL ESTATE REGULATORY-ULSOOR II-N209170338246921 FSI Statemet enclosed - Registration Fee paid is Rs. 33,29,100/- Annexure XVII
Any other information the applicant may like to furnish.	
2. I/we enclose the following documents in triplicate, namely:-	Annexure VI
(i) authenticated copy of the PAN card of the promoter;	Annexure VII
(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	Annexure VIII
(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;	Annexure IX
(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
(vi) (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;	Annexure IV
(vii) 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;	Annexure X
(viii) 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	13.083533, 80.194060 - Annexure XI
(ix) 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;	Annexure XII
(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Annexure XIII
(xi) 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	2716 702
(xii) the number and areas of covered parking available in the project;	Annexure XIV
(xiii) the number of open parking areas available in the project;	We have provided a list of all our Marketing Agents who shall register themselves in terms of the Rules laid down by TNRERA once the registraion procedure is finalised by TNRERA - Annexure XV
(xiv) details of undivided shares pertaining to the project;	
(xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Annexure XVI
(xvi) 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;	Annexed
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.	

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

For Ozone Projects Pvt. Ltd.

K. K. L.
Authorised Signatory

Dated: 29.7.2017
Place: Chennai

Project Application Form

Promoter Details

Name*	Ozone Projects Private Limited	Corporate Identification Number	U70101TN2005PTC056894
PAN No*	AAACO7589D	Certificate of Incorporation, MOA & AOA	Enclosed
Directors name, address & Photo	Enclosed	Telephone Number*	044 - 43931500
FAX Number	044 - 28151530	Website	www.ozonegroup.com
Nature	Private Limited Company	Address Line 1*	No. 63, G N Chetty Road
State*	Tamil Nadu	Address Line 2*	T Nagar
Pin code*	600 017	District	Chennai

Previous Project Details (Last 5 Years only)

Project Name*	The Metrozone – Phase I & II	Project Description (Max 500 Characters)	13 Residential Towers, ground plus 16 floors with 2 level basement, 62,000 Sq Feet Clubhouse, 2/3 level basement, Swimming Pools, Landscaping, forming part of The Metrozone
Current Status	CC Obtained	State	Tamil Nadu
Type of Land	Urban Land	District*	Chennai
Is there any Case Pending	List enclosed – Refer Annexure V	Pin code	600040
Address	No 44, Pillaiyar Koil Street (Jawaharlal Nehru Road), Anna Nagar, Chennai 600 040		

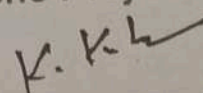
For Ozone Projects Pvt. Ltd.

[Signature]
Authorised Signatory

Project Detail

Project Name	The Metrozone – III Phase	Project Description	13 – Residential Blocks – Ground Plus 16 Floors, with two / three level basements, One Residential Block – Ground Plus 17 Floors with three level basement, Three Residential Blocks – Ground Plus 20 Floors with 3 level basements
Project Type	Residential development	Project Status	6 Residential Blocks / Towers are completed (CC Application being filed) (A,B,C,D,E & F), Structure completed for 5 towers (AB, AC, AD, Z & Y). Structure in progress for 2 towers (W & V). Super structure to be started for 4 towers AF & Pinnacle.
Project Status Date	18 – 07- 2017	Project End Date	Dec 2022
Total Area of Land	1,64,044 sqm (for entire Metrozone)		
Total Open area (Sq Mt)	1,19,092 sqm (for entire Metrozone)	Total Covered area (Sq Mt)	44,952 sqm (for entire Metrozone)
Project address Line 1	Block No. 26 – TS No. 1/1,1/2, 2/3, 2/4 & 4/2,Block No. 27, TS No. 3/2,3/3,4/3 & 7/2 of Koyambeedu Village, Egmore Nungambakkam Taluk,	Project address Line 2	Jawaharlal Nehru Road, Anna Nagar, Chennai
District	Chennai	Tehsil/Sub District	Chennai
No of Garages Available for Sale	Nil	Total area of Garages (Sq Mt)	Nil
No of Open Parking	702	Total area of open Parking (Sq Mt)	8775 SQM
No of Covered Parking	2716	Total area of Covered Parking (Sq Mt)	33,950 SQM

For Ozone Projects Pvt. Ltd.


Authorised Signatory

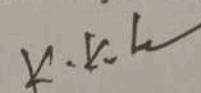
Development Details

Type of Inventory	Residential Units (1 BHK, 2 BHK, 3 BHK, 4 BHK, Pent House)	No of Inventory Available for Sale	505
Carpet area (Sq Ft)	3,78,527	Area of exclusive balcony/verandah (Sq Ft)	24854
Area of exclusive Open terrace if any (Sq Ft)	3192		

External Development Work

Road System	All towers are connected by BT topped roads and cement paver laid roads	Water Supply	Water sourced from outside is treated in WTP and supplied for all domestic purposes.
Sewage and Drainage System	Entire Sewage water generated in the project is treated in three numbers of STP for the whole residential sector. The treated water is partially used for toilet flushing use and the balance water is used for landscaping and secondary purposes like car wash. The Rain water collected inside project is used for domestic purpose after necessary treatment. The surface storm water is used for recharging ground water table by percolation.	Electricity Supply Transformers and Sub Station	The project is equipped with a 110/33/11KV substation owned by TNEB within premises and five distribution sub-stations are located around the periphery of the project. The towers are grouped suitably under each substation as per the guidance of TNEB. The project is also backed by DG supply to cater 100% essential requirements.
Solid Waste Management and Disposal	Solid waste generated in the project is segregated at source and the organic waste is composed into manure with required Organic waste convertor.		

For Ozone Projects Pvt. Ltd.


Authorised Signatory

Project Bank Details

Bank Name	HDFC Bank	Branch Name	Kasturba Road
Account No	00098630000315	IFSC Code	HDFC0000009
State	Karnataka	District	Bangalore

Associated Vendor Details – Project Agent

Agent Registration No		Agent Address	
Agent Name			

Project Agent

Agent Registration No	Refer Annexure XV	Agent Address	Refer Annexure XV
Agent Name	Refer Annexure XV		

Project Architects

Architect Name	Prakash S CA/93/18627	E Mail ID	Prakash@ozonegroup.com
Address Line 1	No. 63 G N Chetty Road	Address Line 2	T Nagar
State	Tamil Nadu	District	Chennai
Pin Code	600 017	Year of Establishment	1994
Key Projects Completed	The Gardenia, Chennai – 40		

For Ozone Projects Pvt. Ltd.

K.K.L.
Authorised Signatory

Structural Engineers

Engineer Name	E S Kumar, M Tech (Str) Licensed Surveyor Class I No. 1821, Corporation of Chennai	E Mail ID	kirtiassociates@gmail.com
Address Line 1	No. 155, B, 7 th Street	Address Line 2	Kothari Nagar, Ramapuram
State	Tamil Nadu	District	Chennai
Pin Code	600 089	Year of Establishment	1995
Key Projects Completed	The Gardenia, Chennai 40		

Project Contractors

Contractor Name	1. Shapoorji Pallonji Company Private Limited (SPCPL) 2. Kunnel Engineers and Contractors Private Limited (KECPL)	E Mail ID	ARAVAMUDHAN.BALAJI@shapoorji.com jacob@kunnel.in
Address Line 1	SPCPL, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai	Address Line 2	KECPL, 3 rd Floor, Puthuran Plaz, KPCC Junction, MG Road, Kochi 682011
State	Maharashtra	District	Mumbai
Pin Code	400005	Year of Establishment	SPCPL : Oldest Indian Construction Company established 150 years ago KECPL: 1950
Key Projects Completed	DLF Garden, Chennai – SPCPL Purva Eternity, Purva Grandbay – KECPL		

For Ozone Projects Pvt. Ltd.

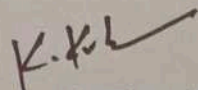
K. K. K.

Authorised Signatory

Upload Documents – Refer Annexure I to XVII filed with Form A

Balance Sheet	Upload Document for 2016	Upload Document for 2015	Upload Document for 2014
Audited Profit Loss Statement	Upload Document for 2016	Upload Document for 2015	Upload Document for 2014
Director's Report	Upload Document for 2016	Upload Document for 2015	Upload Document for 2014
Cash Flow Statement	Upload Document for 2016	Upload Document for 2015	Upload Document for 2014
PAN Card	Upload Document	Encumbrance Certificate	Upload Document
Commencement Certificate	Upload Document	Approved Sanctioned Plan	Upload Document
Approved Letter	Upload Document		
DC Letter	Upload Document		
Planning Permit	Upload Document		
Building Permit	Upload Document		
Completion Certificate	Upload Document		
Approved Layout Plan	Upload Document	Proforma for Sale of Agreement	Upload Document
Land Documents & Location	Upload Document	Sanctioned Layout Plan	Upload Document
Area Development Plan	Upload Document	Profoma of Allotment Letter	Upload Document
Brochure of Current Project	Upload Document	Project Related Documents	Upload Document
Declaration	Upload Document	Land Deed Agreement	Upload Document
Project Photo	Upload Document		

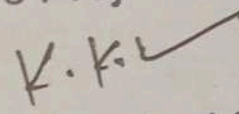
For Ozone Projects Pvt. Ltd.


Authorised Signatory

Payment Details

Payment Mode	NEFT	Bank Name	HDFC Bank
Amount (INR)	33,29,100/-	Branch	Kasturba Road
DD / Cheque No	NA	Attach Scan Copy	Enclosed

- Except Aadhaar Card Number, All other information will be added to public domain
- [I/We] solemnly affirm and declare that the particulars given in herein are correct to [my/or] Knowledge and belief and nothing material has been concealed by [me/us] therefrom

For Ozone Projects Pvt. Ltd.

Authorised Signatory

Name of the Director	Address	Photograph
Mr. VASUDEVAN SATHYAMOORTHY (Managing Director)	G - 2, 34, Sona Palace Norris Rd, Richmaond Town Bangalore 560025	
Mr. PARAG PAREKH (Nominee Director)	603, Indraprastha, Neelkanth Valley, M.G.Road, Ghatkopar Mumbai 400077	
Mr. SAI PRASAD SATHYAMOORTHY (Additional Director)	Old No, 129, New no, 135 Infantry Road Bangalore 560001	
Mr. KEYUR SANAT SHAH (Nominee Director)	FLAT NO: 11 I FLOOR BEACH TOWERS CONDOMINIUM P.BALU MARG TATA PRESS ROAD, PRABHADEVI- VI MUMBAI 400025	



ozone projects pvt. ltd.

dvii

Consultant/Contractor	Name	Address	Phone no.	Email
Architect	MR. S PRAKASH	NO. 63, G N Chetty Road, T Nagar Chennai 600017	044 43931500	prakash@ozonegroup.com
Structural Engineer	MR. E S KUMAR	No. 155, B, 7th Street, Kothari Nagar, Ramapuram, Chennai 600089	9840448613	kirtiassociates@gmail.com
Contractors	SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED	SP Infocity, Module 4-A, 2 nd Floor, A Block, No.40, M.G.R. Salai, Kandhanchavadi, Perungudi, Chennai 600096	9282443036	aravamudhan.balaji@shapoorji.com
	KUNNEL ENGINEERS & CONTRACTORS (P) LTD	3 rd Floor, "PUTHURAN PLAZA" KPCC Junction, M.G.Road, Kochi 682011	04842370070	jacob@kunnel.in
Geo Technical Engineers	FS ENGINEERS (P) LTD	New No. 98, Velachery road, Guindy, Chennai 600032	9940163758	Fsengineers74@gmail.com
HVAS Consultant	HG WALLS	C-15 THIRU VI KA INDUSTRIAL ESTATE GUINDY, CHENNAI - 600 031	044 4557 6435	hariganesh@hgwalls.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

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.

