

RE

REGULATORY RECORD

RERA Document

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Sathish
9962209816

Cell : 9841888632
9176443543

M.K.CONSTRUCTIONS

No.23/B, Metro City Phase-1, Ayanambakkam, Vanagaram, Chennai - 600 095.

Date :

FORM 'A' [See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

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The Real Estate Regulatory Authority,
Tamilnadu Real Estate Regulatory Authority (TNRERA),
1st Floor, Tower – II, CMDA,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai- 600008.



Sir,

We here by apply for the grant of registration of our project to be set up at Plot No.21, Old S.No.148/2 & 180, New S.No.148/24,180/31, Ayanampakkam Village, Poonamallee Taluk, Thiruverkadu Municipality, Thiruvallur District,

TamilNadu State.

1. The requisite particulars are as under:-

I. In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- | | | |
|---|---|---|
| (a) Name | : | M.K. Construction |
| (b) Address | : | 23/B, Metro City Phase – I,
Ayanambakkam, Vanagaram,
Chennai – 600 095. |
| (c) Copy of registration certificate | : | Details Enclosed |
| (d) Main objects | : | Promoters |
| (e) Name, photograph and address of chairman of the governing body / partners / directorsetc. | : | Details Enclosed |

COMPANY PARTNERS:

- | | | |
|---------|---|--|
| 1. Name | - | N.Doss |
| Address | - | No.23/B, Metro City Phase –I,
Rajankuppam, Ayanambakkam,
Vanagaram, Chennai – 600 095. |



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No.23/B, Metro City Phase-1, Ayanambakkam, Vanagaram, Chennai - 600 095.



Date :

Mobile - 8072297135.

2. Name - V.Karthikeyan.
 Address - 516/693, 11th Street,
 B V Colony, Vyasarpadi,
 Chennai - 600 039.
 Mobile - 9176443543

(i) PANNo. : ABKFM7089C

(ii) Original Certificate from the Bank as per the Format to be enclosed(sec.4(2)(1)(D) of the act)(Format available in TNRERA website)

: Details Enclosed

Bank Details:

Name of the Bank

: Indian Bank

Branch

: Vanagaram

Current Account No.

: 6727185551

Address of the Bank

: 116, Poonamallee high road,
Vanagaram, Chennai - 600095.

(iii) Project Address :

a. Old Survey No.

: 148/2 & 180

b. New Survey No.

: 148/24,180/31

c. Plot No.

: 21

d. Ayanampakkam Village, Poonamallee Taluk, Thiruverkadu Municipality,
Thiruvallur District.

(iv) Registration Applied for (Specify the Blocks)- Clearly to be mentioned in the Site Plan :

: Details Enclosed

(v) Usage Of the Building

: Residential Apartment

(vi) Extent of the Land is 495.00 Sq.m. (FSI Area 993.60 Sq.m. & FSI is 2.0072)

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- (vii) Details of Approval / NOC / Consent obtained from Various Competent Authorities for commencing the Project: **Panning Permit & Building Permit Enclosed**
NOC's

- a. DFRS – (Fire Service)
- b. AAI – (Airport)
- c. IAF – Indian Air Force } - NOT REQUIRED.
- d. PWD/WRD
- e. Traffic Police
- f. Swimming Pool

- (viii) The total floor area of the building is **993.60 Sq.m.** for which the payment to the made is **Rs.20/Sq.m.** which works out to **Rs.19,872.00/-**

- (ix) Registration fee by way of a DD No. 299801, date on 10/12/2019 from Indian Bank, Vanagaram Branch, Chennai. For an account of Rs.19872.00/- (Rupees Nineteen Thousand Eight Hundred and Seventy Two Only) calculated as per sub-rule (3) of rule 3;

- (x) 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, detailsofcasespending,detailsoftypeoflandandpaymentspendingetc.

: **Details Enclosed**

- (xi) Plan of Development of works : **Details Enclosed**

- (xii) Location details of the project, with demarcation of land dedicated for the project along with its boundaries including the Latitude and Longitude of the endpoints of the project

: **Details Enclosed**

- (xiii) Proforma of the allotment letter, prescribed by the promoter, if any, Sale Agreement and Construction agreement. : **Details Enclosed**

- (xiv) Number,type and the carpet area of apartments for sate in the project along with the area of the exclusively balcony/verandah/open terrace areas for sale, UDS and No. of car parking in the following format.

[Handwritten signature]

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Date :

1. Area statement signed by Architect or Project Engineer

2. P- Line Drawing of Flats in CADD format to be given in CD

: Details Enclosed

(xv) Structural Stability Certificate with design calculations with words structurally is safe and sound.

: Details Enclosed

(xvi) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, if any associated with the development of the proposed project

: Details Enclosed

(xvii) Audited Balance Sheet of the promoter for the preceding financial year.

: Details Enclosed

(xx) Copy of Patta / PLR / Sale Deed. If the applicant now applied for registration is different from the Planning Permit obtained applicant, link document should be furnished.

: Details Enclosed

(xxi) Copy of EC (from the date of PP Approval to 15days before the date of submission to TNRERA)

: Details Enclosed

(xxii) A Declaration of Form B

: Details Enclosed

(xxiii) Total Project Cost {Land Cost (Market Value) + Development Charges (Infrastructure)+Fees paid Charges}

: Details Enclosed

(xxiv) Details of facilities – Amenities / Infrastructures / (Swimming pool/parks),etc., as given in the brochure. Each page to be self attested by the promoters.

: Nil

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

Date : 28.12.2019

Place : CHENNAI.

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N. 2008

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Cell : 9841888632
9176443543

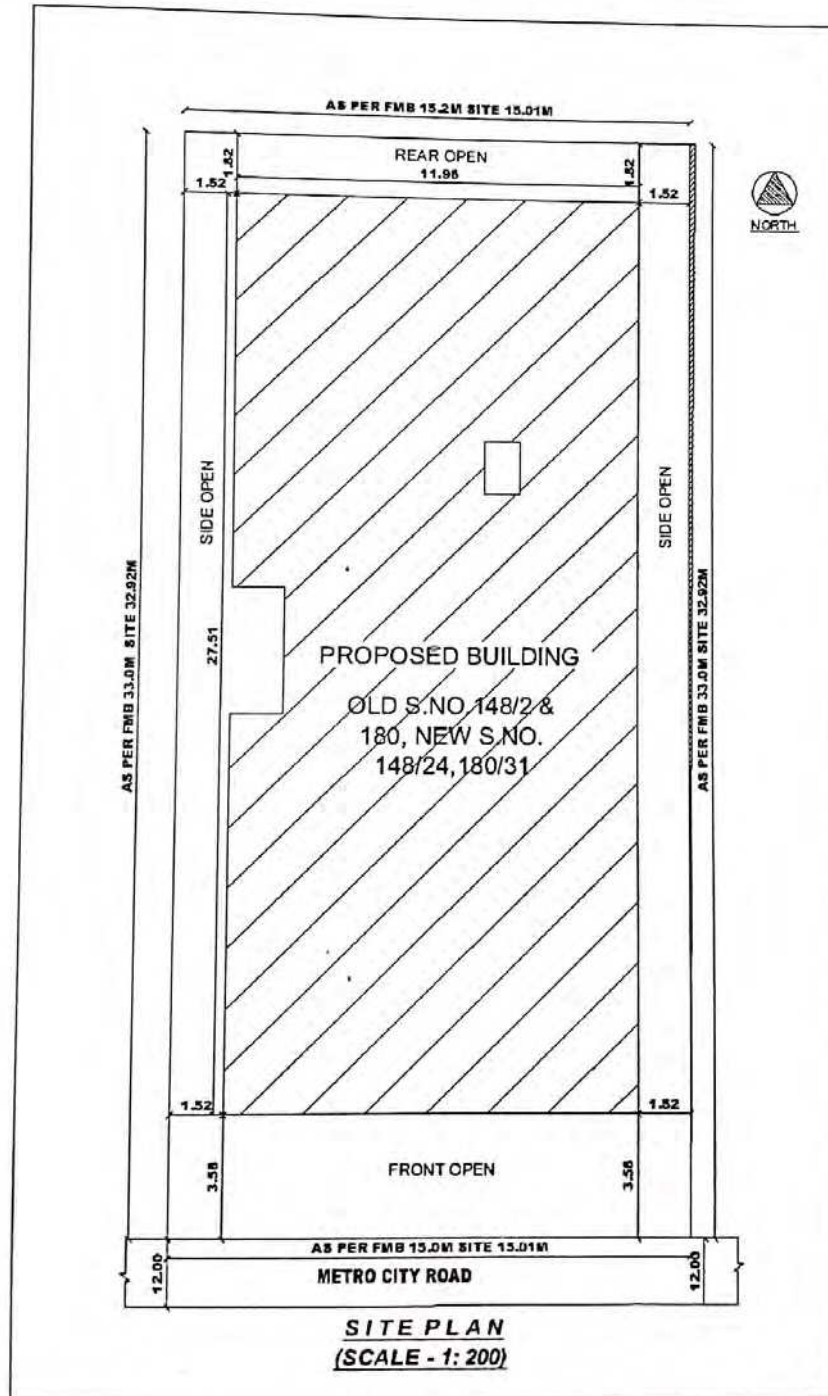
M.K.CONSTRUCTIONS

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6. PROJECT ADDRESS:

Old S.No.148/2 & 180, New S.No.148/24,180/31,Ayanampakkam Village, Poonamallee Taluk,
Thiruverkadu Municipality,Thiruvallur District,Chennai, Tamil nadu State.

Date :



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Date :

12. 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.

Site Address	Project Name &Details	Current Status of the Project	Case Pending	Payment Pending
No.1, Arunagiri 3 rd Cross, street, Madhuravayol, Chennai-600095	MIRUDHULA APARTMENTS (G+1), 4 Units	Finished	Nil	Nil

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13. PLAN OF DEVELOPMENT WORKS:

The proposed construction of R.C.C Terrace Roof (framed) Residential Apartment building (15 Dwelling Units) in Plot No.21, Metro City Phase – I, Old SNo. 148/2 & 180, New SNo. 148/24,180/31, Ayanapakkam Village, Poonamallee Taluk, Thiruverkadu Municipality, Thiruvallur District, Chennai, Tamilnadu.

- | | |
|--|---|
| a) Water Supply | - Both Pipe water and ground water
Are available |
| b) Sewage Disposal | - Sewage through UGD |
| c) Solid waste Disposal (Garbage) | - Corporation garbage |
| d) Renewable Energy (Solar Energy) | - Solar panel will be provided.
(As per Drawing) |
| e) Fire Fighting (for MSB) – As per NBC | - Not Applicable |
| f) Emergency Evacuation Services
(for MSB) (As per NBC) | - Not Applicable |

N. S. S. S.
V. S. S. S.

M.K.CONSTRUCTIONS**No.23/B, Metro City Phase-1, Ayanambakkam, Vanagaram, Chennai - 600 095.**

Date :

18. The Names, Addresses, Phone Numbers, Email ids and Registration details of the Architect, Structural Engineer and Site Engineer, if any associated with the development of the proposed project.

Architect:

- a) Name : P.Sathish
- b) Father's Name : S.Pandian
- c) Copy of Registration Certificate : Details Enclosed
- d) Occupation : Registered Engineer
- e) Mobile Number & Mail ID : 9962209816, satz.satish26@gmail.com
- f) Permanent Address : No.3, Main street, New Anna Nagar,
Pudhur, Ambathur, Chennai – 600053.

Structural Engineer:

- a) Name : Dinesh
- b) Father's Name :
- c) Copy of Registration Certificate : Details Enclosed
- d) Occupation : Structural Engineer
- e) Mobile Number & Mail ID : 9840448767, dineshiitm5@gmail.com
- f) Permanent Address : No.16, Padmanabha Nagar main road,
Choolaimedu, Chennai – 600094.

Construction Engineer:

- a) Name : R.S. Jegath
- b) Father's Name : R.Srinivasan
- c) Copy of Registration Certificate : Details Enclosed

M.K.CONSTRUCTIONS

Cell : 9841888632
9176443543

No.23/B, Metro City Phase-1, Ayanambakkam, Vanagaram, Chennai - 600 095.

Date :

d) Occupation : Construction Engineer
e) Mobile Number & Mail ID : 7200155552, jegathvasan@gmail.com
f) Permanent Address : No.1/60, 'E' Type Sidco Nagar,
Villivakkam, Chennai - 600049.

Contractor (self) :

a) Name : M.K. Conatructions
b) Copy of Registration Certificate : Details Enclosed
c) Occupation : Promoters
d) Mobile Number & Mail ID : 9841888632 / 9176443543, mkconstruction.6181@gmail.com
e) Permanent Address : No.23/B, Metro City Phase-I, Ayanapakkam'
Vanagaram, Chennai - 600095.

N. J. J. J.
V. J. J. J.

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.

