

RE

REGULATORY RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

To

2745

The Real Estate Regulatory Authority, Tamilnadu,
No.1A, 1st Floor
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008



Sir,

We, **DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED**, having its registered office at “Khivraj Complex-II”, N0.480, First Floor, Anna Salai, Nandanam, Chennai – 600 035 hereby apply for the grant of registration of Project “**AADITHYA**” to be set up at Door No.76/1, 77 & 78 Avvai Shanmugam Salai, Royapettah, Chennai- 600 014 comprised in RS.No.1100/6, & 1100/103 of Block No.23 of Mylapore Village Within the limits of Greater Chennai Corporation.

1. The requisite particulars are as under:-

(i) Status of the applicant: Company

(ii) In case of Company-

a) Name: **DRA AADITHYA SOUTH CITY PROJECTS PRIVATE LIMITED**

b) Address: “Khivraj Complex-II”, N0.480, First Floor, Anna Salai, Nandanam, Chennai – 600 035,

Email: ragilraj.n@drahomes.in/ jayaprakash.c@ drahomes.in

Contact No: +91 9566 280 925/ +91 73977 231 144

c) Copy of Company Registration Certificate: Copy enclosed – **Annexure - I**

d) Main Objects: Construction and Real Estate

e) Name, photograph and address of chairman of the governing body / partners / directors etc.(Copy Enclosed – **Annexure II**)

(iii) PAN: AACCD-3734-H (Copy Enclosed – **Annexure III**);

(iv) 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:

Axis Bank Ltd,

T Nagar Branch,

Chennai-600 017 (Bank Certificate Enclosed – **Annexure IV**)

(v) Details of Project Land held by the applicant;

Property situated at Door No.76/1, 77 & 78 Avvai Shanmugam Salai, Royapettah, Chennai- 600 014 comprised in RS.No.1100/6, & 1100/103 of Block No.23 of Mylapore Village Within the limits of Greater Chennai Corporation.

(vi)(a) Registration Applied for

Construction of Stilt Floor + 5 Floors Office Use Building at Door No.76/1, 77 & 78 Avvai Shanmugam Salai, Royapettah, Chennai- 600 014 comprised in RS.No.1100/6, & 1100/103 of Block No.23 of Mylapore Village Within the limits of Greater Chennai Corporation.

(vi) Details of approval obtained from various competent authorities for commencing the project:

- a. CMDA Planning Permit No. 13653 Dated 20.12.2019 (Copy Enclosed-**Annexure V**)
- b. Greater Chennai Corporation Building Permission No.CEBA/WDCN09/00083/2020 (Copy Enclosed-**Annexure VI**)

(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; (Brief details of the projects Enclosed-**Annexure VII**)

(viii) Agency to take up external development works: Greater Chennai Corporation

(ix) Registration fee by way of DD from Axis Bank Ltd dated 10.06.2020 Vide No.122755 for an amount of Rs.69,499/-(Rupees Sixty-Nine Thousand Four Hundred Ninety-Nine only) calculated as per sub-rule (3) of rule 3; (Statement of Calculation of Fee Enclosed- **Annexure VIII**)

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

2. We enclose the following documents, namely:-

- (i) authenticated copy of the PAN card of the promoter; (Copy Enclosed -**Annexure III**)
- (ii) audited balance sheet of the promoter for the preceding financial year; (Copy Enclosed - **Annexure IX**)

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- (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; (Copy of Patta-**Annexure X**)
 - (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 - **Annexure XI**)
 - (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; (Copy of POA Enclosed - **Annexure XII**)

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 V&VI**)

- (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; (Copy of Approved Drawings Enclosed - **Annexure XIII**)
- (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, emergency evacuation services, use of renewable energy; (plan of development works Enclosed - **Annexure XIV**)
- (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;

Project Site situated at Door No.76/1, 77 & 78 Avvai Shanmugam Salai, Royapettah, Chennai- 600 014 comprised in RS.No.1100/6, & 1100/103 of Block No.23 of Mylapore Village Within the limits of Greater Chennai Corporation:

North by : Lloyds Road

South by : Row house of Krishnapuram Street;

East by : Houses bearing No.75& 76; and

West by : House owned by A Vaitheeswaran

longitude: 13°02'50.1"N; latitude: 80°16'04.6" E ;

(Google Image Copy Enclosed – **Annexure XV**)

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; (Copy Enclosed – **Annexure XVI**)
- (x) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any; (Enclosed – **Annexure XVII**)
- (xi) the number and areas of garage for sale in the project;
- (xii) the number of open parking areas available in the real estate project;
- (xiii) the names and addresses of his real estate agents, if any, for the proposed project;-NA
- (xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

- a) Kharche Associates
Registered Architect- CA/2004/33670
2/20, Shafee Mohamad Road
Chennai – 600 006.
Ph: 044-2829 1291
E-mail: hakkim@kharche.com
- b) Pradeep. P (Struc. Engg.)
Structural Engineer, License Surveyor – Grade- I
License No: SE/GR-1/19/07/184
E-508, Purva Windermere
Bharani Amman Koil Street, Chennai – 600 100.
Mobile: +91 9500 702 114
E-mail:mail2pradeepari@gmail.com
- c) **M/s Power Builders – Construction of Structural & Civil works Contractor**
No.57/27, 3rd Cross Street,
Elliamman Colony, Elango Street,
Teynampet,
Chennai-600 083
Ph: 044-24337779/9941 932 921

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(xv) a Declaration in FORM 'B'. (Enclosed – Annexure XVIII

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

Dated: 13.07.2020

Place : Chennai

Yours faithfully,
For DRA AADITHYA SOUTH CITY PROJECTS PVT. LTD

AUTHORISED SIGNATORY

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.

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.

