Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

FORM 'A'

(See Rule 3(2))

APPLICATION FOR REGISTRATION OF PROJECT

TO

The Real Estate Regulatory Authority
Chennai

Sir,

We hereby apply for the grant of registration of our project to be set up at

CRESENT
Plot No.7, Old Door No.3, New Door No.7,
II Crescent Park Road, Gandhi Nagar,
Adyar,
Chennai – 600 020

S.NO	PARTICULARS	
1.	The requisite particulars are as under:-	
(i)	Status of the of the applicant	PARTNERSHIP FIRM
(ii)	In Case of Company	
	(a) Name	**LSM DEVELOPERS LLP**
	(b) Address	No. 27 Saravana street, T.Nagar, chennai 600 017.
	(c) Copy of Registration Certificate	ENCLOSED CID NO. AAG-8506
	(d) Main Objects	Copy of partnership deed of LSM Developers LLP attached
	(e) Name of Partners Photos & Address	1.T.Udayakumar 2.Anil Jain Photos enclosed No. 24 Krishna street T.Nagar chennai 600 017
(iii)	PAN Number	AAGFL4464P

S.NO	PARTICULARS	
(iv)	Name and address of the Bank with which account in terms of Section 4(2)(1)(d) of the Act will be maintained.	HDFC Bank – RA Puram No.10, Third Cross street, RA Puram, Chenani – 600 028
	(a) Name of Account	LSM Developers LLP CRESENT PROJ RERA

	(b) Type of Account	Current Account
	(c) Account Number	50200049429845
(v)	Details of Project Land held by the applicant	: Plot No.7, Old Door No.3, New Door No.7, II Crescent Park Road, Gandhi Nagar, Adyar, Chennai – 600 020, comprised in Survey No.9 (part), T.S.Nos. 8/1, 8/2, 8/3, 8/4 & 8/6, Block No.33 (as per patta) Kottur Village
(vi)	Registration Applied for (Specify the Blocks)–clearly to be mentioned in the site plan	1 Stilt Floor + 4 Floors Residential Building
(vi a)	Usage of the Building	Residential
(vii)	Extent of the Land in sq.m. (Extent for which FSI permitted)	1382.57 sq mtr
(viii)	Details of Approval / NOC / Consent obtained from various Competent Authorities	Not applicable
	(a) Copy of Planning Permission Approval Letter	Enclosed
	(b) Copy of Planning Permit	Enclosed
	(c) Copy of one set of Approved Plans with Local Body seal	Enclosed
	(d) Copy of Building Permit / Approval Letter from Village Panchayat	Enclosed
	(e) Copy of Environment Clearance (as applicable)	Not Applicable

S.NO	PARTICULARS	
(ix)	Total Floor Area in sq.m. for which registration is required, Abstract for each category, i.e., Residential / LIG / Other than LIG /Commercial	Enclosed
(x)	Registration Fees	
	i) Residential – upto 60 sq.m	Rs.10/- per sq.m
	ii) Residential – more than 60 sq.m	Rs.20/- per sq.m
	iii) Other category of buildings	Rs.25/- per sq.m
	iv) Commercial	Rs.50/- per sq.m
	v) Layout (for saleable area)	Rs. 5/- per sq.m
(xi)	Calculation sheet of Registration Fee to be attached	Enclosed
(xii)	Registration fee remitted and mode of	DD details

Developers
CHENNAI

	payment UTR No./Reference No.	
(xiii)	Brief detail of the projects launched in the past 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	Enclosed
(xiv)	Plan of development works:	
	(a) Water Supply	Chennai corporation
	(b) Sewage Disposal	CMWSSB
	(c) Solid Waste Disposal (Garbage)	Greater Chennai corporation
	(d) Renewable Energy	Solar photo voltaic system and generate
	(e) Fire Fighting (for MSB)	Not applicable
	(f) Emergency Evacuation Services (for MSB)	Not applicable
(xv)	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 endpoints of the project(Google image with site location) with GPS Coordinates	Enclosed
(xvi)	a) Proforma of allotment letter, prescribed by the promoter, if any.	Enclosed
	b) Sale Agreement and Construction Agreement (blank format) duly signed by promoter in all pages	Enclosed

S.NO	PARTICULARS	
(xvii)	Number, type and the carpet area of apartments for sale 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 duly signed by promoter in all pages	Enclosed
(xviii)	Structural Stability Certificate	Enclosed
(xviv)	a) Name of the Architect MCA No.	**W.ANAND** 2/154, East Coast Road, Injambakkam, Chennai – 600 115 Mobile – 98840 75655 anandarchitects@gmail.com Registration No.CA/88/11631

	b) Name of the License Surveyor L.S.No.	**R.CHANDRASEKARAN** Structural Engineer Chennaicorporation Licenced surveyor class I No 1666 F1, Lotus flats,12 kuppusamy street Palavanthangal chennai 600114 Mobile 9444992018
	c) Name of the Structural Engineer Registration No. of Structural Engineer	**ER.P.RAMAN,** SS Manian's Apartment, 5/13, Thambiah Road Extn., West Mambalam, Chennai – 600 033 Licenced Surveyor No.1633, Class - I
	d) Name of the Contractor, if any	Self development
(xx)	Audited Balance Sheet of the promoter for the preceding financial year	Enclosed
(xxi)	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.	Enclosed
(xxii)	Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA)	enclosed
(xxiii)	Form 'B' – in Rs .20/- stamp paper duly signed by the promoter in all pages	enclosed
	a) Validity of Planning Permit	2.9.2024
	b) Project Completion date	31.3.2021
(xxiv)	CD with all the above details in PDF format	enclosed

We solemnly affirm and declare that the particulars given n herein are correct for our knowledge and belief.

Dated: 15th June 2020

Place: Chennai

Yours Faithfully

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.