

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
EGMORE
CHENNAI
Sir,

4576



I/We hereby apply for the grant of registration of my/our project to be set up at THURAIPAKKAM, PALLIKARANI VILLAGE, SHONLINGANALLUR TALUK, KANCHIPURAM DISTRICT, TAMIL NADU.

1. The requisite particulars are as under:-

(i) Status of the applicant :- **Partnership Firm.**

(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name :

SHRI RAMAN DEVELOPERS.

(b) Address :

**No-162, 1st Floor, Door No 50/96,
Nungambakkam High Road,
Chennai -600034.**

(c) Copy of registration certificate: **PFA**

(d) Main objects :

LAND DEVELOPMENT.

(e) Name, photograph and address of the Partners :-

Siddhant Sailesh Hindocha,
PAN: AAXPS8193B,

Address:

No. 6/13 Waddels Road,
Kilpauk, Chennai – 600010.

Sohan Sailesh Hindocha
PAN: AKQPH3981H

Address:

No. 6/13 Waddels Road,
Kilpauk, Chennai – 600 010.

(iii) PAN No: -

**SHRI RAMAN DEVELOPERS
ACOF59134R.**

For **SHRI RAMAN DEVELOPERS**

Siddhant
Partner

- (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.

**ICICI BANK,
BALFOUR ROAD,
CHENNAI.**

- (v) Details of project land held by the applicant:-

We Shri Raman Developers have purchased a land of 8642 sq ft from Mr. Mahendra Shanmuganathan on 05.03.2019. We commenced on 20.01.2020 construction of 18 flats on the said land. We except to handover the project on 01.05.2021.

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

Sl No	Approval No	Date	Authority
1.	RL/WDCN14/02524/2019	28.06.2019	Land Regularisation
2.	SD/WDCN14/00500/19	20.09.2019	Sub Division
3.	BA/WDCN14/00014/2020 – Block B	14.01.2020	Building Permit
4.	BA/WDCN14/00013/2020 – Block A	13.01.2020	Building Permit

- (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.

1. Project name “Indrani” at # 12/35, Arya Gowda Road, West Mambalam, Chennai – 600033, was launched on September 2016 & completed on February 2018. It's a Joint Venture Project which consist of 4 flats and no payments are due to any vendors or any party whatsoever with regards to said project.
2. Project name “Akira Phase - I” at # 8, Somasundaram Avenue at Thirumullaivoyal, Chennai., was launched on August 2015 & completed on May 2017. It's a Row type Villa Project which consists of 4 row villas and no payments are due to any vendors or any party whatsoever with regards to said project.

For SHRI RAMAN DEVELOPERS

Sridharan
Partner

(5)

3. Project name "Akira Phase - II" at # 8, Somasundaram Avenue at Thirumullaivoyal, Chennai., was launched on August 2016 & completed on January 2019. It's a Villa Project which consists of 17 Villas out of which one Villa to be sold and no payments are due to any vendors or any party whatsoever with regards to said project.

(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development: - **Not Applicable**

(ix) Registration fee by way of a demand draft dated _____ drawn on 1) 7/9/2020 DO. No. 510347 - Rs. 30,800
2) 7/9/2020 DO. No. 510348 - Rs. 3940
3. Sh. Lakshmi Chelvi M. S. - bearing no. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3;

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

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

(i) authenticated copy of the PAN card of the promoter:- **PFA**

(ii) **audited balance sheet of the promoter for the : - PFA**
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; **PFA**

(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; **NONE**

(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;

For **SHRI RAMAN DEVELOPERS**

Siddhant
Partner

(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, PFA an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;

(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;

SPECIFICATIONS

Foundation and super structure

- Foundation designed for ground +1,2 floors As Per structural design furnished by the structural engineer (RCC footings).
- Column As Per structural design furnished by the structural engineer.
- Plinth beam As Per structural design furnished by the structural engineer.

Basement

- Basement height is 3'0" from the present road level including plinth beam. Filled with savudu and consolidated well.3" filling and P.C.C. 1:4:8 of 4" thick above the dust filling
- Brick work of 9" & 4.5" in c.m 1:5 with opening for windows up to lintel level

Loft and lintels

- Loft and cut lintels over the openings in R.C.C. 1:2:4 with required thickness

Roof slab with roof beams

- Roof with tie beam As Per structural design furnished by the structural engineer. Height of building is 10' from the basement level to roof top level.

Wood work

- Main door will be of Teak wood (Ghana 1st quality) and all other Doors frames will be of African Vanghai and flush door.

Windows

- All windows and shutters will be UPVC. With M.S grill inside (10mm square bar).
- The frame for doors will be with 4" * 2.5 in size and doors will be with 1.5" thickness frames.
- Location and size of joinery as shown in the plan annexed with agreement.

For SHRI RAMAN DEVELOPERS

Siddhant
Partner

WEATHERING COURSE

- Weathering course to detail.

Parapet wall.

- 3'3'' height parapet for balcones and open terrace will be with 4.5'' thick brick work.

WARDROBES & CUP-BOARDS

- Masonry work only.
- Location and size of the ward robes/cup-boards will be provided

PLASTERING

- With C.M 1:3 for ceiling and C.M. 1:5 walls , outside rough and inside smooth to receive cement paints.

FLOORING

- Vetrified tiles (2'*2') flooring (Brand Kajaria and Somany)

KITCHEN APPANGEMENTS:

- 2'0 high glazed tiles will be provided over granite platform
- The granite slab platform will be of 'L' shape with cup-board of 4'-0'' width up to lintel level.
- Stainless steel sink: 18''* 33'' with drain board of size will also be provided.

PAINTING:

Internal

- Ceiling will be painted with one coat of wall primer over and Two coats of white washing (Asian paints- Tractor Emulsion).
- Interior walls will be painted with one coat of wall primer over the two coats of wall patti in hall and Dining.
- Two coats of emulsion paint (Asian paints –tractor Emulsion).
- Doors will be painted with one coat wood primer and two coat enamel painting (Asiant – enamel).

Exterior

- Exterior walls will be painted with one coat of wall primer and two coats of emulsion paint (Asian paints).

PLUMBING WORK:

- Finolex pipes for water supply and Drainage connection.

Toilet arrangements:

- 7'0'' high glazed tiles will be provided.
- EWS/Indian closet (parriware) will be provided in each toilet.
- Hot and cold Divertor ,tap for EWS/short body tap for Indian closed will be provided in each toilet.

For SHRI RAMAN DEVELOPERS

Siddhant
Partner

- Fittings will be of parryware/Jaguar (continental model),
- Electrical provisions of one light point at ceiling, exhaust fan point geyser point will be provided in each toilet.

Sanitary arrangements

- P.V.C. pipes 4" for rain water down pipe, 4" for closet connection and 4" pipe inside the earth with separate chambers for junctions of size : 1 1/2" gully trap for 2" AC.

Electrical work

- Necessary points for fans, lights, circuit wiring, power wiring (finolex cables).
- MES main board in water proof ply wood of 1" thick concealed type PVC pipes 1" or 1 1/2" size as per the requirement
- Separate distribution box in each dwelling units with phase changer.
- M.K. Medows switches with suitable steel box
- Wiring (Finolex)-main circuit & power lines 7/20 wire & distribution 3/20 wire and others with 1/18 wire.
- Two way calling bell provision.
- A.C points will be provided in all Bed rooms.
- Geyser point and exhaust point will be provided in all toilets.
- Home theater speaker points will be provided in living/hall.
- Three additional points outside the building wherever necessary. Two way lighting system in the common area.
- Motor point

Stair case

- Vitrified tile for tread and raiser
- Two way electrical points.
- Staircase hand railing to be of SS and bottom to of MS

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

(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;

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

For SHRI RAMAN DEVELOPERS

[Signature]
Partner

- (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;
- (xi) the number and areas of covered parking available in the project;
- (xii) the number of open parking areas available in the project;

NONE

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

Block	Floor	UDS in Sq ft	Block	Floor	UDS in Sq ft
A	First	541.50	B	First	621.05
A	First	406.37	B	First	421.96
A	First	406.37	B	First	420.97
A	Second	541.50	B	Second	621.05
A	Second	406.37	B	Second	421.96
A	Second	406.37	B	Second	420.97
A	Third	541.50	B	Third	621.05
A	Third	406.37	B	Third	421.96
A	Third	406.37	B	Third	420.97

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

NONE

- (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; (xvi) a declaration in FORM 'B'.

For SHRI RAMAN DEVELOPERS

Siddhant
Partner

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

Dated:

Place:

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

For ~~X~~ SHRI RAMAN DEVELOPERS

Aradhana

Partner

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,
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+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.

