

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.

6447



FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority (TNRERA)
 No.1A, 1st Floor, Gandhi Irwin Bridge Road,
 Egmore, Chennai - 600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up at Plot No.43, New No.10, Old No.4, Isaigam Street, Radha Nagar, Chromepet, Comprised in Survey No.242/32A2 & 242/32A3, T.S.No.16, Block No.39, Ward-D of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpet District, Tamilnadu State, Chennai - 600 044.

1	The requisite particulars are as under:-	
3	In Case Of Firm	
	(a) Name of the Firm	ASN HOUSING
	(b) Address of the Company	No.140, Radha Nagar Main Road, Chromepet, Chennai - 600044. Tell : 044 - 4557 6916 Web : www.asnhousing.com
	(c) Copy of registration certificate	Enclosed
	(d) Main objects	Construction and Flat Promoting
	(e) Mobile Number & Email id	Mobile: 9841220022 Mail : contact@asnhousing.com
	(f) Name, photograph and address of Partners 1. ANIL KUMAR GANDHI S/O: Birdhichand No. 4/2, Maheswari Street Radha Nagar, chromepet Chennai - 600044 Mobile: 9840059830 <i>Anil Gandhi</i>	



For ASN HOUSING

Authorised Signatory

1

#140, Radha Nagar Main Road, (Near St. Marks School) Chromepet, Chennai - 600 044
 Tel: 044 - 4557 6916 Email: contact@asnhousing.com www.asnhousing.com

2. SUNILKUMAR B

S/O: Birdhichand
No. Block - 11, Flat - D1, Jain
Green Acres, Darga Road,
Pallavaram
Chennai - 600043
Mobile : 9841220022



3. NEELESH GANDHI

S/O : Rajendra Gandhi
Tower - A7, Flat No.6A,
Olympia Grande, GST Road,
Pallavaram,
Chennai - 600043
Mobile : 9849143351



(Copy of PAN and Aadhar Card details of Partners are Enclosed)

3a	Details of Land owner only in case of Joint Venture	NIL
4	PAN No. of the Firm	ABAF3217G (Copy Enclosed)
5	Original Certificate from the Bank as per the format to be enclosed (Sec 4 (2)(1)(D) of the Act)	Details Enclosed
6	Project Address	Plot No.43, New Door No.10, Old Door No.4, Isaigam Street, Radha Nagar, Chromepet, Comprised in Survey No.242/32A2 & 242/32A3, T.S.No.16, Block No.39, Ward-D of Zamin Pallavaram Village, Pallavaram Taluk, Chengalpet District.
6A	Registration Applied for (Specify the Blocks) - clearly to be mentioned in the Site Plan	Details Enclosed
7	Usage of Building	RESIDENTIAL BUILDING
8	Extent of the Land in Sq.m.	Area - 416 Sq.m.

For **ASN HOUSING**

5

9	Details of Approval / NOC / Consent obtained from various Competent Authorities	Copy of Planning Permission Approval Letter - Details Enclosed Copy of Planning Permit - Details Enclosed Copy of Building Permit / Approval Letter from Local Body - Details Enclosed
	F) NOC's i) DFRS - (Fire Service) ii) AAI - (Airport) iii) IAF - Indian Air Force iv) PWD / WRD v) Traffic Police vi) Swimming Pool vii) ASI	NOT APPLICABLE
10	Total Floor Area in sq.m. for which registration is required,	815.49 Sq.m.
11	Registration fee by way of a NEFT dated 06.11.2020 From THE CATHOLIC SYRIAN BANK, PALLAVARAM BRANCH, Chennai - 600 043 and UTR No. ADC0000006980266 for an amount of Rs.16310/- (Rupees Sixteen Thousand Three Hundred and Ten Only) calculated as per sub-rule (3) of rule 3;	
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.	NIL
13	Plan of Development Works:	Details Enclosed
14	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)	Details Enclosed

For **ASN HOUSING**

 Authorised Signatory

15	Proforma of allotment letter, prescribed by the promoter.	Details Enclosed
16	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. 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
17	Structural Stability Certificate with design calculations with words structurally is safe and sound	Details Enclosed
18.	The names, addresses, phone numbers, email ids and registration details of the Architect, Structural Engineer, Geo Technical Engineer and Site Engineer, if any associated with the development of the proposed project	Details Enclosed
19	Audited Balance Sheet of the promoter for the preceding financial year	Details Enclosed
20	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
21	Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA)	Details Enclosed
22	A Declaration of Form - B	Details Enclosed
23	Total Project Cost [Land Cost (Market Value) + Development	Details Enclosed

For **ASN HOUSING**

[Signature]
Authorised Signatory

9



	Charges (Infrastructure) + Fees Paid Charges]	
24	Details of facilities – Amenities/ Infrastructures/ (swimming pool/parks), etc., as given in the brochure. Each pages to be self-attested by the promoter.	NIL

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

Place: Chennai

Dated: 06.11.2020

For **ASN HOUSING**

Authorised Signatory

Yours faithfully,

Signature and seal of the applicant(s)

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.

