

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.

CHENNAI RESIDENTIAL DEVELOPERS PVT. LTD.

①

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Real Estate Regulatory Authority TNRERA,
Thalamuthu-Natarajan Maaligai
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008

6941

Sir, I/We hereby apply for the grant of registration at Sr.No.66/1A,68/1,68/2,68/3,68/4,68/5, 68/6,68/7,70/2,70/3,70/4B,70/5,71/3 & 71/8 of Chembarambakkam Village (Formerly Neduncheri village) Poonamallee Taluk, Thiruvallur District. within the limits of Thirumazhisai Town Panchayat

1. The requisite particulars are as under:-

Status of the applicant	Limited company
Name	<u>M/s.CHENNAI RESIDENTIAL DEVELOPERS PVT LTD.,</u>
Address	NO.36/1, Gandhi Madapam Road, Kotturpuram, Chennai - 600085
Copy of registration certificate	U70109KA2006PTC039758
Main objects	Real Estate Developers

For Chennai Residential Developers Private Ltd.

D. S. Remy

Authorized Signatory

Name, photograph and address of chairman of the governing body / partners / directors etc.

SL. No	Name, Address and contact details of Promoters	PHOTO
1.	Mr.MANOJ SAI NAMBURU Chairman & Managing Director Plot No, 'A' No.36/1, Gandhi Mandapam Road, Kotturpuram, Chennai - 600 085. Contact No : 044 - 4354 6999 Mobile : 9941525555 Mail ID: manojisai@alliancein.com	
2.	Mr. SUNEEL BOMMIREDDY Vice Chairman No. 85, Karthik Nagar, Marathahalli, KR Puram, Outer Ring Road, Bangalore - 560 037. Contact No : 080 - 4111 4999 Mobile : 9900932222 Mail ID: suneel@alliancein.com	

For Chennai Residential Developers Private Ltd.

S. S. Reddy

Authorized Signatory

PAN No	AACCT4639D CHENNAI RESIDENTIAL DEVELOPERS PRIVATE LIMITED
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	Kotak Mahindra Bank Ltd. GSM Desk No.22,Ground Floor Kotak house MG Road Bangalore – 560 001
Details of project land held by the applicant	Survey Nos. 66/1A,68/1,68/2,68/3,68/4,68/5,68/6, 68/7,70/2,70/3,70/4B,70/5,71/3 & 71/8 Chembarambakkam Village (Formerly Neduncheri village) Poonamallee Taluk, Thiruvallur District. within the limits of Thirumazhisai Town Panchayat.
Details of Approval obtained from Various Competent Authorities for commencing the Project	1 Set of approved Plans Enclosed
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.	Enclosed
Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development	Thirumazhisai Town Panchayat

For Chennai Residential Developers Private Ltd.

D. S. B...

Authorized Signatory

(7)

Registration fee by way of a demand draft dated _____ drawn on _____ bearing no. _____ for an amount of Rs. _____/-calculated as per sub-rule (3) of rule 3	UTR Number Enclosed with Fee Calculation Sheet
---	--

Any other information the applicant may like to furnish.	_____
--	-------

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

Authenticated copy of the PAN card of the promoter.	AACCT4639D CHENNAI RESIDENTIAL DEVELOPERS PRIVATE LIMITED
---	--

Audited balance sheet of the promoter for the financial year	Copy Enclosed
--	---------------

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	Patta Copy Enclosed
--	---------------------

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	Copy of EC Enclosed
---	---------------------

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	Own Development
--	-----------------

For Chennai Residential Developers Private Ltd.

[Signature]

Authorized Signatory

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	Copy of Planning Permission Approval Letter, Planning Permit, Building Permit Approval Letter From EO and Approved Plans with Local Body seal Enclosed
--	--

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	MULTI-STOREYED GROUP DEVELOPMENT BUILDINGS WITH 9 BLOCKS "A", "B", "C", "D", "E", "F", "G", "H" & "I" STILT FLOOR + 13 FLOORS WITH 1807 DWELLING UNITS AND CLUB HOUSE WITH GROUND FLOOR + 4 FLOORS FOR BLOCK "J"
--	--

The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including (A) Fire-fighting facilities, (B) Drinking water facilities, (C) solid and liquid waste management, (D) emergency evacuation services, (E) use of renewable energy	A- Detail Enclosed B- Detail Enclosed C- Detail Enclosed D- Detail Enclosed E- Detail Enclosed
--	--

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	Enclosed
---	----------

Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Sale and Construction Agreement draft Enclosed
--	--

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	Enclosed
--	----------

For Chennai Residential Developers Private Ltd.

D. S. Babu

Authorized Signatory

The number and areas of covered parking available in the project	As Per Proposed Plan Copy Enclosed
The number of open parking areas available in the project	As Per Proposed Plan. Copy Enclosed
Details of Undivided Shares pertaining to the project	Copy Enclosed
The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	Copy Enclosed
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	Copy Enclosed
A declaration in FORM 'B'.	Enclosed

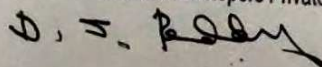
I/We solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Dated:

Place:

Yours faithfully
Signature and seal of the applicant(s)

For Chennai Residential Developers Private Ltd.



Authorized 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

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.

