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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 20 OCT 2020 TNRERA CHENNAI-8

To,

The Real Estate Regulatory authority, Tamilnadu

1st floor , Tower II, CMDA

No.1, Gandhi Irwin road, Egmore, Chennai – 600 008.

Sir, 5971

I/We hereby apply for the grant of registration of my/our project to be set up at No.25, Kalakshetra Road, Thiruvanmiyur, Chennai 600 042, Velachery Taluk, Chennai District, Tamilnadu state.

1. **The requisite particulars are as under:**

(i) Status of applicant, whether individual / company / proprietor firm / societies / partnership firm / competent authority:



(ii) In case of Individual-

(a) A.Name	V.SHANKAR
(b) Father's name	S.Viswanathan
(c) Occupation	Business
(d) Permanent address	No.15, Annapoorna, 4th Main Road, Rajalakshmi Nagar, Velachery, Ch 42
(e) Mobile no	9444046664
(f) Mail Id	sales@sowjanyaconstructions.com

For SOWJANYA CONSTRUCTIONS

Proprietor

(g) PAN NO.	ABCPS6035Q
(h) Copy of Registration Certificate	Attachment enclosed
(i) Main Objectives	Flat Promotion and Civil Contracting.

Name and Address of the Proprietor

Name	V.SHANKAR
Address	No.15, annapoorna, 4th Main Road, Rajalakshmi Nagar, Velachery, ch 42
Email	sales@sowjanyaconstructions.com
Mobile	9444046664.



Details of Land owner in case of Joint Venture:

a) Name	S.CHANDRAMOULI
b) Father's Name	A.Y.SUNDARAM
c) Occupation	Retired Bank officer
d) Permanent Address	No.25, Kalakshetra Road, Thiruvanmiyur, Ch -41.
e) Mobile No & Mail Id	7358717652 Chander6@gmail.com
f) PAN NO	AAPC3105A

Name and address of the Bank with which account in terms of section 4(2) (1)(D)of the Act will be maintained at KARNATAKA BANK, Velachery Branch, 3rd Main Road, Rajalakshmi Nagar, Velachery, Chennai 600 042 : Original Certificate from the Bank as per the format attached.

g) PROJECT ADDRESS

1. No.25, Kalakshetra Road, Thiruvanmiyur, Chennai 600 041.
   T.S.No.30/2, Block 26.

For SOWJANYA CONSTRUCTIONS

Proprietor

2. Registration applied for 5 dwelling units in single block.
3. Usage of Building : Residential
4. Extent of Land SqM : 507.24 Sq M
5. Location details of the Project including Latitude and Longitude

   Latitude : 12.990587

   Longtitude : 80.258769

   Google image with site location attached.

(l) Details of Approval/Noc/Consent obtained from various competent authorites

1. Copy of Planning permit letter - Attached
2. Copy of Planning Permit - Attached
3. Copy of One set of Approval Plan with Local body seal - Attached
4. Copy of Building Permit/Approval Letter from corporation – Attached
5. 5.Copy of Environmental Clearance as applicable - N/A
6. NOCs
   a. DFRS-Fire services -N/A
   b. AAI-Airport -N/A
   c. IAF-Indian air force -N/A
   d. PWD/WRD -N/A
   e. Traffic Police -N/A
   f. Swimming pool -N/A
   g. ASI -N/A

(m) Total Floor Area : 983.11 Sq M

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(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.

Site address	project detail	cases pending	payment pending
Plot no.62, 5th cross street, Rajajalskhmi Nagar, Velachery, Ch-42.	stilt plus two floors consist of 6 dwellings	Nil	Nil

(ix) Agency to take up external development works Local authority (exact Authority or any agreement to the Authority) : Self Development.

(x) Registration fee by way of a demand draft No.438561,Ucobank,dt27/10/20

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

I/we enclose the following documents in triplicate namely:

(i) Authenticated copy of the PAN card of the Promoter : Attached

(ii) Audited Balance sheet for the proceeding financial year: Attachment enclosed.

(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: Attachment Enclosed.

(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: Attachment Enclosed.

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Proprietor

(v) Where the promoter is not the owner of the land o 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: Attachment Enclosed

[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 plan sanction plan, partial completion certificate for each of such phases: Attachment Enclosed

(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: Attachment Enclosed.

(vii) The plan of development works :

1.	Water supply	: Piped connection from CMWSSB
2.	Sewage disposal	: Sewage connection from CMWSSB
3.	Solid Waste disposal	: Garbage collection from Greater Chennai Corporation.
4.	Renewable energy	: Solar Panel installation
5.	Fire fighting for MSB	: As per NBC –N/A

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6. Emergency Evacuation

Service : As per NBC-N/A

(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 : Attachment Enclosed.

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allotees: Attachment enclosed.

(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: Attachment Enclosed.

(xi) The Number and areas of covered parking available in the project: Attachment Enclosed.

(xii) Details of Undivided Shares pertaining to the project: Attachment Enclosed.

(xiii) The Names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: N/A.

(xiv) 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: Attachment Enclosed.

(xv) A declaration in the FORM'B' ; Attachment Enclosed.

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Proprietor

F

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

Dated: 27/10/20

Place : COIMBATORE

Yours Faithfully,

For SOWJANYA CONSTRUCTIONS

Proprietor

For SOWJANYA CONSTRUCTIONS

Proprietor

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.