

RE

REGULATORY RECORD

RERA Document

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3

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

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority . . 197
No.1/A, First Floor
Gandhi Irwin Road
Egmore, Chennai - 600008



Sir,

We hereby apply for the grant of registration of Ashwa Dugar project to be set up at construction of Stilt +5 floors Residential Building with 29 dwelling units & Gym & Indoor Games at 5th floor part, at Door No.18/1 & 18/2 Dr. Subburayan nagar, 7th Street, Kodambakkam, Chennai – 600024 comprised in Old No. Survey No 25/2pt/26/1Apt pt.T.S.No.17/2,17/3,17/4 & 28/2, Block No.16 of Kodambakkam Village, Chennai

1. The requisite particulars are as under:-
 - (i) Status of the applicant : Partnership firm;
 - (ii) In case of individual –
 - (a) Name : Adhya Developers
No.10, Vangeeswarar Nagar, 3rd Main Road,
Vadapalani, Chennai – 600026
 - (b) For Communication : Dugar Towers, 7th floor, 123 Marshalls Road,
Egmore, Chennai – 600 008
 - (c) Copy of Registration
Certificate : Enclosed
 - (d) Main objects : Property Development
 - (e) Name, photograph and address of partners : Enclosed in a separate sheet
 - (iii) PAN No : ABLFA6279R

For Adhya Developers


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 **HDFC bank Ltd, No.115, Dr.Radhakrishnan Salai, 7th Floor, Mylapore, Chennai – 600004 ,**
A/c No : 57500000375043
IFSC Code : HDFC0001097
- (v) Details of project land held by the applicant : Ashwa Dugar project
Construction of Stilt +5 floors Residential Building Residential Building with 29 dwelling units & Gym & Indoor Games at 5th floor part at Door No.18/1 & 18/2 Dr. Subburayan nagar, 7th Street, Kodambakkam, Chennai – 600024 comprised in Old No. Survey No 25/2pt/26/1Apt pt.T.S.No.17/2,17/3,17/4 & 28/2, Block No.16 of Kodambakam Village, Chennai
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project _ CMDA Planning Permit No.13020, Plan Approval No.B/NHRB /437 A-B/2019 dated 04.12.2019 issued by CMDA Chennai & Building Plan Permission No.CEBA/WDCN10/00421/2019
Dated 18-12-2019 issued by Greater Chennai Corporation, Chennai – 3
- (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. – New Firm - Not Applicable
- (viii) Agency to take up external development works _ Not Applicable Local Authority (exact Authority or any agreement to the Authority) / Self Development;
- (ix) Registration fee by way of a demand draft No. 954122 dated 03.01.2020 drawn on Vijaya Bank, Egmore Branch, Chennai:600008
For an Amount of Rs (62950) /- (Sixty Two Thousand Nine Hundred And Fifty only) calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish. – NIL

For Adhya Developers


Partner

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

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year; **New Firm – Not Applicable**
- (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; Details Attached
- (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; latest EC Enclosed
- (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;
 - (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 sanction plan, partial completion certificate for each of such phases; : **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; - **Not Applicable**
- (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 – Solar : All provided by Greater Chennai Corporation /CMWSSB

For Adhya Developer


Partner

- (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; **Google Image map with Clear demarcation of land**
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **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; - **Separate Area Statement Enclosed**
- (xi) the number and areas of covered parking available in the project; **b Covered Car Park – 31**
- (xii) the number of open parking areas available in the project; **2 open car park**
- (xiii) Details of Undivided Shares pertaining to the project; **Propotionate UDS share for 29 allottees**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Not Applicable**
- (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; **Separate Sheet Enclosed**
- (xvi) a declaration in FORM 'B' : **ENCLOSED**
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated :03.01.2020

Place : Chennai

Yours faithfully,

For Adhya Developers


Signature and seal of the applicant(s) **Partner**

1. Structural Engineer

Name: Er.P.Raman

Reg No: Licensed Surveyor No:1633 Class-I

Phone No: 9840202004

Address: ss Manian's Apartment No:5/13,

Thambiah Road Extn, West Mambalam,

Chennai: 600033

Email: raman_str@yahoo.co.in

raman_str@rediffmail.com

2. Architect

Name: AR. Jothi Lakshmi

Reg No: Registered Architect & Valuer

RA/Gr-I/19/03/069

Phone No: 044-24742967

Address: No: 65, 12th Avenue,

Ashok Nagar,

Chennai: 600083

Email: diastyle.architects@gmail.com

3. Geo Tech Expert

Name: Dr.N.Santosh Rao

Phone No:044-24487870

Address: No: 61C, East Coast Road,

Thiruvannamiyur

Chennai: 600041

Email: chennai@nagadi.co.in

4. Site Engineer

Name: A.Naresh Kumar

Reg No:CE/19/06/406

Phone No: 9884086262

Address: 27A, Millars Road,

Kilpauk,

Chennai: 600010

Email: Projects@dugar.in

For Adhya Developers


Partner

CONTRACTOR DETAILS

S.No	Contractor Name	Work	Address Of the Contractor	E-Mail ID	Phone No
1	Srishra Construction	Civil Work	No:10C, 10th Block. EB Office Street, Mogappair East, Chennai-600037	srishraconstructions@gmail.com	9962609882
2	Senthil Kumar	Electrical Work	No:6/11 Radial House, Anna Nagar (West Extn.), Chennai-600101	brightelectricals2014@gmail.com	9444472970, 044-2654 8505
3	Eswar Plumbing & Sanitary Works	Plumbing Work	No:92,5th Street, Annai Sathya Nagar, Greenways Salai. R.A.Puram, Chennai:600028	eswar5526@gmail.com	9884285213
4	Aluglass Tradings	Aluminium Joineries Work	Old No:59/2, New No:123,Dr.Ambedkar College, Near Decastor Road, Perambur Barracks, Chennai-600012.	aluglasstradings@rediffmail.com	9841076104, 044-26671532
5	Unitech Infra Solutions	Painting Work	No:403/A, Second Floor, Ponnamman Kovil Street, Vanagaram, Chennai-600095	info@unitechinfra.com	044-3200 3080, 98842 75060
6	Aasmaan Interiors	Carpentary Works	No:4/48, Thiruvallur Salai, A.M.Ramaswamy Nagar, Kodungaiyur, Chennai-600118	aasmaaninteriors@gmail.com	9884334565, 9094153318

For Adhya Developers


 Partner,

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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.

