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RE REGULATORY RECORD

RERA Document

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M.R. Periyasamy
9840053927

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

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
30 JAN 2020
TNRERA
CHENNAI

APPLICATION FOR REGISTRATION OF PROJECT

896

To

The Real Estate Regulatory Authority
No.1, Gandhi Irwin Road,
Egmore, Chennai 600 008

Leela
99400 32815

Sir,

3129/7

We hereby apply for the grant of registration of our project to be set up at Door No. 8/18, Waddells Road, Kilpauk, Chennai 600 010 Comprised R.S.No. 3197/7 & 3129/12, Block No.52, Purasawakkam Village, Purasawakkam – Perambur Taluk, Chennai District, Tamilnadu State.

1.The requisite particulars are as under:

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

(i)	
(a) Name	**Mr. M. Rajeswara Rao**
(b) Father's Name	Late Mr. M.S. Rao
(c) Occupation	Retiree
(d) Permanent address	8/18, Waddels Road, Kilpauk, Chennai 600 010
(e) Photograph	Attached
(f) Mobile Number	81488 12979
(g) Email id	



(ii)

(a) Name	**Mrs. V. Nithya Reddy**
(b) Father's Name	Late Mr. M.S. Rao
(c) Occupation	House Wife
(d) Permanent address	B12 Epsilon, Next to Thomas Reuters, Yamalur Main Road, Bangalore North, Marathahalli Colony, Bangalore-560 037
(e) Photograph	Attached
(f) Mobile Number	98450 23185
(g) Email id	vvrhamsa@gmail.com



(iii)

(a) Name	**Mr. M. Nandakumar**
(b) Father's Name	Late Mr. M.S. Rao
(c) Occupation	Professional
(d) Permanent address	8/18, Waddels Road, Kilpauk, Chennai 600 010
(e) Photograph	Attached
(f) Mobile Number	+1817 527 3888
(g) Email id	nandumadireddi@gmail.com



(iv)

(a) Name	**Mr. M. Deepak Ratan**
(b) Father's Name	Late Mr. M.S. Rao
(c) Occupation	Business
(d) Permanent address	8/18, Waddels Road, Kilpauk, Chennai 600 010
(e) Photograph	Attached
(f) Mobile Number	94449 71685
(g) Email id	



AND

In case of firm / societies / trust / companies / limited liability partnership / competent authority:

(v)

(a) Name	Chaitanya Builders & Leasing P. Ltd. Reperesented by **Nirmala Rajan** Designation : Chief Executive Officer Mobile No. +91 98401 36660 Email Id: chaitanyabuilders1986@gmail.com
(b) Address	No. 15, Khader Nawaz Khan Road Nungambakkam, Chennai 600 006
(c) Copy of Registration Certificate	Enclosed
(d) Main objects	Promoting Residential & Commercial buildings



(e) Name, photograph and address of chairman of the govening body / partners / directors etc.

Name of the **CEO**
Address

NIRMALA RAJAN
No. 15, Khader Nawaz Khan Road
Nungambakkam, Chennai 600 006

(iii) PAN No. **AAACC1338E**

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained **Enclosed**

Name of the Bank : Dhanlaxmi Bank
Address : No. 269, Thambuchetty Street, George Town, Chennai 600 001.
A/C. No. : 009705300033796
IFSC Code : DLXB0000097

(v) Details of project land held by the applicant - GPA **Enclosed**

(vi) Details of Approval obtained from various Competent Authorities for commencing the Project: Planning Permission from CMDA & Building Permit from Corporation of Chennai – **Enclosed.**

(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. **Enclosed.**

(viii) Agency to take up external development works NO Local Authority (exact Authority or any agreement to the Authority / Self Development.

(ix) Registration fee by way of demand draft dated 08.01.2020 drawn on **Dhanlaxmi Bank** bearing No.299106 for an amount of Rs.35,000/- Calculated as per sub-rule (3) of rule 3;-

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

2. We enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter – **Enclosed.**

(ii) Audited Balance Sheet of the promoter for the preceding financial year – **Enclosed.**

(iii) Copy of the legal title deed reflecting the title of the promoter to the land onwhich development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person – **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 – **Enclosed.**

(v) Where the promoter is not the owner of the land on which development is proposed, details of consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreements, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the tittle 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 law 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 – **Enclosed.**

(vii) The plan of development works to be executed in the proposed project and the propsoed facilities to be provided thereof including fire fighting faciltiies, drinking water facilities, sold and liquid waste management, emergency services, use of renewable energy – **Enclosed.**

(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 – **Enclosed.**

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

(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 – **Enclosed.**

(xi) The number and area of covered parking available in the project; - **Enclosed.**

(xii) The number of open parking areas available in the project

(xiii) Details of Undivided Shares pertaining to the project – **Enclosed.**

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

(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 – **Enclosed.**

(xvi) A declaration in FORM 'B'.

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

Yours faithfully,

(M. RajeswaraRao) (V.Nithya Reddy) (NirmalaRajan)

(M. Nandakumar) (M. Deepak Reddy)

Place: Chennai

Date:

Profile of the Project:

1)	Project Address	: Old Door No.8, New Door no. 18, Waddels Road, Kilpauk, Chennai – 600 010.
2)	Category of the Building (Spl / MSB)	: Special Building (Spl)
3)	Residential / Commercial	: Residential
4)	Applicant Name	: Chaitanya Builders & Leasing P. Ltd.
	Mobile No.	: 98401 36660
	Company Name (In case of Company)	:
	Office Phone No.	: 044-28333563
5)	Total Number of Floors	: Stilt floor and 4 floors
6)	No. of Dwelling Units (In case of Residential)	: 8
7)	Total Floor Area (As per approved Plan)	: 1749.88 sq.m.
8)	Total Plot Area (As per approved Plan)	: 991.5 sq.m. as per Patta. 987.64 sq.m. as per Document.
9)	Total FSI Area (As per approved Plan)	: 1749.88 sq.m.
10)	a) No. of Covered Car parking	: 18
	b) No. of Open Car parking	: 0
	c) Total No. of Car parking (As per approved Plan)	: 18

11) RERA Account Details:

a)	Bank Name	: Dhanlaxmi Bank
b)	Branch Name	: George Town
c)	Account Number	: 009705300033796
d)	IFSC Code	: DLXB0000097

12) Details of Calculation of Registration Charge payable to TNRERA:

a)	FSI Area in Sq.M (As per approved plan)	: 1749.88 Sq.M
b)	Rate (Rs.20/- per Sq.m)	: Rs. 35,000/-
c)	DD Number	
d)	Bank	: Dhanlaxmi Bank
e)	Amount	: Rs.35,000/-

For CHAITANYA BUILDERS & LEASING P. LTD.

Authorised Signatory

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

Verified RealEstate
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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.