

RE

REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

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

APPLICATION FOR REGISTRATION OF PROJECT



To

The Tamilnadu Real Estate Regulatory Authority  
No.1-A, CMDA Tower - II, 1st Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai - 600 008.

Sir,

We hereby apply for the grant of registration of our project "**GAURAV CASTLE**" to be set up at Plot No.4,5 & 6, Survey Number: 260/84C & 260/84D, Sterling Avenue 3rd Cross Street & Suresh Nagar 2nd Street, Porur, Chennai - 600 116.

1. The requisite particulars are as under:-
  - (i) Status of the applicant - **Company**
  - (ii) In case of **companies** -
    - (a) Name - M/s. **SIDDHAMA PROJECTS PRIVATE LIMITED**
    - (b) Address - **No.11-A, GPB Tower, Sakthi Nagar Main Road, Porur, Chennai - 600116.**
    - (c) email id : **baskarnaidu83@gmail.com**, Tel No. **95000 64217**
    - (d) Copy of Certificate of Incorporation - **Enclosed**
    - (e) Main objects - **Real Estate Project Developers**
    - (f) Name, photograph and address of chairman of the governing body / partners / directors etc. - **Enclosed**
  - (iii) PAN No. - **Copy enclosed**
  - (iv) 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 ; **CSB Bank, Porur Branch, Chennai**
  - (v) Details of project land held by the applicant ; **Project site details enclosed**

For SIDDHAMA PROJECTS PRIVATE LIMITED

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- (vi) Details of Approval obtained from various competent authorities for commencing the Project ;

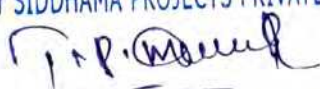
| S.No | Competent Authorities       | Letter No / Permit No                                           | Date       | Copy Attached Yes or No |
|------|-----------------------------|-----------------------------------------------------------------|------------|-------------------------|
| 1    | CMDA                        | File No. PP/NHRB/C/62/2020 & Panning permit No. B/NHRB/306/2020 | 22.09.2020 | Yes                     |
| 2    | Greater Chennai Corporation | Building permit No. CEBA/WDCN11/00399/2020                      | 27.10.2020 | Yes                     |

- (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. - **NA - This is our first project.**
- (viii) Agency to take up external development works - **Self Development**
- (ix) Registration fee by way of a demand draft dated 03.08.2021 drawn on INDUSTIND Bank bearing no. 782740 for an amount of Rs. 25250 /- calculated as per sub-rule (3) of rule 3;

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

- Authenticated copy of the PAN card of the promoter;
- Audited balance sheet of the promoter for the preceding financial year; **Company began on July 2019 and audited balance sheet will be done.**
- 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
- 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;
- General power of attorney with landowners

For SIDDHAMA PROJECTS PRIVATE LIMITED



Authorised Signatory

For SIDDHAMA PROJECTS PRIVATE LIMITED

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- (vi) Authenticated copy of the planning permit and building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project
- (vii) The sanctioned plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
- (vi) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including drinking water facilities, solid waste management
- (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;
- (ix) Proforma of the allotment letter, agreement for sale, and construction agreement proposed to be signed with the allottees;
- (x) Details of apartment 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
- (xi) Details of number of covered parking available in the project;
- (xii) Details of number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects/licensed surveyor & structural engineers
- (xvi) A declaration in FORM 'B'.

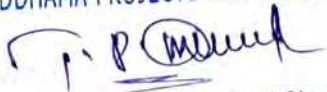
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 03.08.2021

Place: Chennai

Yours faithfully,  
Signature of the applicant

For SIDDHAMA PROJECTS PRIVATE LIMITED

  
Authorised 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

