

RE

REGULATORY RECORD

RERA Document

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(1)

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai Metropolitan Development Authority Tower 2,
Langs Garden Road, Ansari Estate
T. more,
Chennai,
Tamil Nadu - 600008.



Sir,

I We hereby apply for the grant of registration of my/our 9 Flats Development Project styled - 'RAJASHREE APARTMENTS' to be developed at Plot No.10 & 21, MCK Layout, MCK Nagar, 5th, Cross Street, Nolambur, Maduravoyal Taluk, Chennai District, Chennai -600099, comprised in Old Survey No.179 and now S.No.179/4, as per document, Zone XI, Division 143, of Greater Chennai Corporation, on a land of extent 373.20 sq.meters, under SRO, Villivakkam, Central Chennai Registration District.

I. The requisite particulars are as under:-

- (i) Status of the applicant, Individual / company / proprietorship firm / societies / partnership firm / competent authority: INDIVIDUAL - LAND OWNER - Represented by GPA.

In case of individuals

- | | |
|-------------------|--|
| (a) Name | Rajashree Ravi |
| (b) Father's Name | D/o. Parthasarathy |
| (c) Occupation | Private Service |
| Permanent address | 403, MIG, Third Main Road, 5 th Cross Street, Mugappair Eri Scheme, Mugappair, Chennai-600037 |
| (d) Photograph | |

Represented by their GPA Holder P.B.Ravi vide their Registered General Power of Attorney in Document No. 2553 of 2021 dated 07.04.2021 in SRO, Villivakkam, Chennai.

- | | |
|------------------------|---|
| (a) Name: | P.B.RAVI |
| (b) Father's Name: | S/o. Mr.Krishnaswamy |
| (c) Occupation: | Business |
| (d) Permanent Address: | 403, MIG, Third Main Road, 5 th Cross Street, Mugappair Eri Scheme, Mugappair, Chennai-600037. |

(e) Photograph :



(ii) PAN Numbers: ELZPR0452K

(iii) 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 :
State Bank of India. Address Of Bank:R98/3 TNHB. 9th Main Road. Ayappakam. Ambattur. Chennai – 600077. IFSC Code: SBIN0016403 Account Number in Terms of Section 4(2)(I)(D):Current Account Number:

Details of project land held by the applicant: 9 Flats Development Project styled – 'RAJASHREE APARTMENTS' to be developed at Plot No.10 & 21, MCK Layout, MCK Nagar, 5th. Cross Street, Nolambur, Maduravoyal Taluk, Chennai District. Chennai -600099. comprised in Old Survey No.179 and now S.No.179/4. as per document. Zone XI. Division 143, of Greater Chennai Corporation, on a land of extent 373.20 sq.meters. under SRO. Villivakkam. Central Chennai Registration District.

(iv)

S. NO.	Patta	EXTENT Sq.Mts.	PA DOC NO.
Old 179 Now 179/4 of SRO. Villivakkam. Zone XI. Division 143 Of Greater Chennai Corporation	1154	373.20	2553 of 2021 dated 04.04.2021 Regd at SRO, Villivakkam. Chennai Central Registartion District

(v) Extent of Land in Square Meters :-

PARTICULARS OF AREA IN	SQ.MTS
EXTENT	
TOTAL EXTENT	373.20
	707.57
TOTAL FSI AREA	1.90

(vi) Details of Approval obtained from various Competent Authorities for commencing the Project:

1. Approved by CMDA APPROVAL No. PPD-LO.NO.N11/02533/2021 Dated 17/03/2021.
2. Approval of Plan Permit Number – PPA/WDCN11/02533/2021 dt 29.06.2021 valid till 28.06.2026 of Greater Chennai Corporation



3. Approved Building Plan No. BA/WDCN11/03132/2021 dated 26.06.2021 of Greater Chennai Corporation

(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., NONE

(viii) Agency to take up external development works Local Authority (exact authority or any agreement to the authority) SELF

(ix) Registration Fees by way of a Demand Draft dated _____ drawn on _____ bearing number _____ for an amount of Rs.14,152/- or paid Online by NEFT Transfer from HDFC Bank.No.1, Block No.5, Pari Salai, Mogappair East, Chennai - 600037, IFSC Code: HDFC0000493, Mogappair East Branch, Chennai -600037, vide UTR No. N202211573361550 dated 22.07.2021 for an amount of Rs.14,152/- calculated as per Sub-Rule (3) of Rule (3) of Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, in favour of Tamil Nadu Real estate Regulatory Authority(TNRERA)

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

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

- Authenticated copy of the PAN card of the promoter and Power of Attorney Holder Mr.P.B.RAVI,
- Income Tax Return of the promoter for the preceding financial year ended 31.03.2020 of the promoter and GPA Holder Mr.P.B.RAVI,
- 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: - COPY OF PATTA ENCLOSED

Link Documents:

(A)

S.NO	GPA Doc.No.	Date	Survey Nos.	Extent in Sq. Mts	Remarks
1.	2553	07/04/2021			GPA ifo Ravi by owner

S.NO	Owner's Name	Sale Deed Doc.No.	Date	Survey Nos.	Extent in Sq. Mts	Remark s
1	Rajashree Ravi	1004/2004	03/03/04	S.No.179/4 , Zone XI, Division 13 of Greater Chennai	373.20	GPA ifo. Mr.P.B. Ravi the owner

Ravi

- (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: - ONLINE 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; OWN DEVELOPMENT
- (vi) 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; NA -ONE STAGE DEVELOPMENT.
- (vii) 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: ALL APPROVALS OF CMDA-ENCLOSED AS DETAILED ABOVE.
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy; As per arrival of Authorities - DETAILS ATTACHED
- (ix) 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: ATTACHED Details plotted on the Google Map and Certified by a Licensed Surveyor,
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees: FORMAT ADOPTED FROM TN - RERA RULES and Proforma Allotment Letter attached in the Letter Head of the Promoter Aceser Tech Private Limited.
- (xi) 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; *Statement Duly Certified by Architect is Attached.*
- (xii) the number and areas of covered parking available in the project;
- (xiii) the number of open parking areas available in the project, NA
- (xiv) Details of Undivided Shares pertaining to the project:
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: DIRECT SELLING BY THE PROMOTER.
- (xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other



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professionals or key persons, if any with the development of the proposed project.
DETAILS ATTACHED IN THE ENCLOSED STATEMENT.

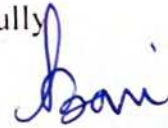
(xvi) a declaration in FORM 'B'.

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

Dated: 26.07.2021

Place: Chennai

Yours Faithfully



P.B.RAVI

GPA OF Mrs.Rajashree Ravi

Signature

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.

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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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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.

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.

