

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.



Sir,

We hereby apply for the grant of registration of our project **"SIVARAMS LAKSHMI"** - **Construction of Residential Apartment** consist of **9 Flats** (Stilt + Three Floors) to be set up at Old S. No. 196/2, TS. No: 23, Block 39, (Plot No. 20, Door No. New No. 1/5, Old No. 3/20, Annaji Rao Nagar 1st Street) Virugambakkam Village, Mambalam Taluk, Chennai District, Tamil Nadu - 600 078.

1.	The requisite particulars are as under:	
(i)	Status of the applicant, whether individual / Company / Proprietorship firm / Societies / Partnership firm / Competent Authority ; Company	
	In Case of individual – Not Applicable	
	(a) Name	-
	(b) Father's Name	-
	(c) Occupation	-
	(d) Permanent address	-
	(e) Photograph	-
	OR	
(ii)	In case of firm / Societies / trust / companies / limited liability partnership / Competent authority – Company	
	(a) Name	M/s. Sivarams Homes Private Limited
	(b) Communication Address	Plot No. E2, Balaraman Nayakkar Street, Senthamil Nagar, Medavakkam, Chennai – 600 100.

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		Phone Number: 95000 96960 Mail id: office@sivarambuilders.com
(c)	Copy of Registration Certificate	Enclosed as Annexure I
(d)	Main objects	Construction and Flat Promotion
(e)	Details of chairman of the governing body/ partners/directors etc.	
	Director	
	Name	Mr. R. Gopinath
	Address	S-2, Plot No. 488, Kalvaliyam Road, Viduthalai Nagar Extension, Kovilambakkam, Chennai – 600 117
(iii)	PAN No. of the Company	AAXCS1394K (Enclosed as Annexure II)
(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	
	Name of the Bank	City Union Bank (Bank Certificate is enclosed as Annexure III)
	Address	City Union Bank Velachery Main Rd, United Colony, Sivagami Nagar, Ranganathapuram, Medavakkam, Chennai - 600100
(v)	Details of project land held by the applicant	Area of the Site: 260.12 Sqm Old S. No. 196/2, TS. No: 23, Block 39, (Plot No. 20, Door No. New No. 1/5, Old No. 3/20, Annaji Rao Nagar 1st Street) Virugambakkam Village, Mambalam Taluk, Chennai District, Tamil Nadu - 600 078
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	Got Planning Permission & Building Permission from Greater Chennai Corporation on 31.08.2021 (Enclosed as Annexure IV)
(vii)	Brief details of the projects launched by the promoter in the last five years,	The details of projects launched in the last five years is enclosed as Annexure V

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	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.	
(viii)	Agency to take up external development works Local Authority (exact Authority or any agreement to the authority) / Self Development;	Self-Development
	Registration Fee	Calculation sheet of Registration Fee is enclosed as Annexure VI
	Demand Draft or NEFT / RTGS	NEFT
(ix)	Payment done from (bank)	City Union Bank
	Dated	01.10.2021
	Bearing Number / UTR Number	CIVBH2127403700A
	Amount of Rupees	Rs. 9950
(x)	Any other Information the applicant may like to furnish	Nil
2.	I/we enclose the following documents in triplicate, namely; -	
(i)	Authenticated copy of the PAN card of the promoter;	Enclosed as Annexure II
(ii)	Audited balance sheet of the promoter / partners for the preceding financial year	Enclosed as Annexure VII
(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;	Enclosed as Annexure VIII
(iv)	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	Enclosed as Annexure IX

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	along with details;	
	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;	Enclosed as Annexure X
(v)	<p>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;</p> <p>(A)</p>	
(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 as Annexure IV
(vii)	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	Enclosed as Annexure XI

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	energy;					
(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 as Annexure XII				
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Enclosed as Annexure XIII				
(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 as Annexure XI				
(xi)	The number and areas of covered parking available in the project	<table><tr><td>No. of Covered Parking</td><td>5 Car Parks</td></tr><tr><td>Total Area of Covered Parking (Sq.mtr)</td><td>62.50 Sqm.</td></tr></table>	No. of Covered Parking	5 Car Parks	Total Area of Covered Parking (Sq.mtr)	62.50 Sqm.
No. of Covered Parking	5 Car Parks					
Total Area of Covered Parking (Sq.mtr)	62.50 Sqm.					
(xii)	The number of open parking areas available in the project	<table><tr><td>No. of Covered Parking</td><td>9 Two Wheeler Parks</td></tr><tr><td>Total Area of Open Parking (Sq.mtr)</td><td>16.50 Sqm.</td></tr></table>	No. of Covered Parking	9 Two Wheeler Parks	Total Area of Open Parking (Sq.mtr)	16.50 Sqm.
No. of Covered Parking	9 Two Wheeler Parks					
Total Area of Open Parking (Sq.mtr)	16.50 Sqm.					
(xiii)	Details of Undivided Shares pertaining to the project	Enclosed as Annexure XI				
(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	Enclosed as Annexure XIV				

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	management consultants, HVAC consultants and Geo-Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;	
(xvi)	A declaration of FORM "B"	Enclosed as Annexure XV

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

Date: 27.09.2021

Place: Chennai

Yours faithfully,

For **M/s. Sivarams Homes Private Limited**


Managing Director

SIVARAMS HOMES PVT. LTD.


Director

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.

