

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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 Real Estate Regulatory Authority
No.1A, 1st floor, Gandhi Irwin Bridge road,
Egmore,
Chennai – 600008.



Sir,

I hereby apply for the grant of registration of my/our project to be set up at
Ayyanavaram Taluk Chennai District Tamil Nadu State.

1. The requisite particulars are as under:-
 - (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
Proprietorship firm
 - (ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -
 - (a) Name : Hari Constructions
 - (b) Address : #1227, 18th main road, kambar Colony, Chennai – 600040
 - (c) Copy of registration certificate : Attached later in the application
 - (d) Main objects : Constructing and promoting quality apartments and providing our customers with a happy home.
 - (e) Name, photograph and address of chairman of the governing body / partners / directors etc.
Proprietor : K.Ravi Kumar
Address : O1A/22, Agathiyar Nagar,
Villivakkam,
Chennai – 600049.
Photograph : Attached
- (iii) PAN No : AAHPR8087R
- (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 :
South Indian Bank,
995 E, 2nd Avenue, Anna Nagar,
Ranganathan Garden,
Chennai – 600040

- (v) Details of project land held by the applicant :

Hari's Subiksham
Address : Door No. 31/20,
Mounaswamy madam street,
Survey no.347/IC, TS no.112
Block 57, konnur village
Villivakkam,
Chennai – 600049.

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project ;

CMDA approval no: PP/NHRB/208/2021

Dated : 26/07/2021

Permit number: 14316

Valid upto : 25/07/2022

Chennai Corporation approval no : CEBA / WDCNO8/ 00200/2021

Dated : 26.07.2021

- (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.

Site address	Project details	Current status	Case pending	Payment pending
Dahlia apartments Dinnur road Dinnur, hosur – 635109	Total land area : 50 cents No. of dwellings : 48 Year of completion : 2015-2017	completed	-NIL-	-NIL-
Hari's akshayam Plot no : 45& 47 c Banu nagar 10 th avenue Ambattur, ch- 600053	Total land area : 2400 sqr. Ft Total dwellings : 4 Year of completion : 2017-2018	Completed	-NIL-	-NIL-
Hari's anusham Plot no. A&B , Jeevarathnam street, pudhur, Ambattur Ch - 600053	Total land area: 4800 sqft. Total dwellings : 8 Year of completion : 2018-2019	Completed	-NIL-	-NIL-
Hari's layam No. 108	Total land area: 2400 sqft	Completed	-NIL-	-NIL-

3 rd east Balaji nagar, Kallikuppam, Ambattur, ch- 600053	Total dwellings : 6 Year of completion 2020-2021			
Hari's vriksham No.3 kk road, 9 th lane Vekatapuram, Ambattur - 600053	Joint venture Land area 3000 sqft Total dwellings 6	Ongoing	NIL	NIL

(viii) Agency to take up external development works _____ Local
Authority (exact Authority or any agreement to the Authority) / Self
Development;
Self Development

(ix) Registration fee by way of a demand draft dated 24/09/2021
drawn on 24/09/2021 bearing no. 463427 for an amount of
Rs. 26,026- calculated as per sub-rule (3) of rule 3;

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

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;**
- (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;
- (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;
- (v) 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;
- (vi) 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;

- (vii) 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;

Survey of the site attached with the document set

Latitude : 13.1085812

Longitude : 80.2087948

- (viii) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (ix) 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;
- (x) the number and areas of covered parking available in the project: **14**
- (xi) the number of open parking areas available in the project: **0**
- (xii) Details of Undivided Shares pertaining to the project;
- (xiii) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xiv) 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;
- (xv) 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: 27/07/2021

Place: Chennai

For HARI CONSTRUCTIONS



Proprietor

Yours faithfully,
Signature and seal of the applicant(s)

HARI CONSTRUCTIONS

3.

Name : Hari Constructions

Address :

#1227, 18th main road, kambar Colony, Chennai – 600040.

Contact no. 9790967942

8072497971

Email id : hariconstructions95@gmail.com

Main Objectives of the firm:

Constructing and promoting quality apartments and providing our customers with a happy home.

Proprietor : K.Ravi Kumar



Mobile number : 9841106799

Email Id : hari1constructions95@gmail.com

Address : O1A/22, Agathiyar Nagar,

Villivakkam,

Chennai – 600049.

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.

