

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT



To
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
First Floor, 1A, Gandhi Irwin Road,
Egmore
Chennai – 600 008.

Sir,

We hereby apply for the grant of registration of our project "ISHA CODE FIELD – Phase VII" comprised of Plot Nos. 76, 102, (121A & 122 A), (121 B & 122 C), (122A, 122 D, 123A & 123B), 125, 1, 2, 3, 4 situated in Survey Nos. 64/10B, 64/12, 64/13, 65/1, 65/2, 65/6, 65/8B & 65/9B, Pudupakkam Main Road, Pudupakkam Village, Vandalur Taluk, Chengalpattu District, Tamilnadu";

1. The requisite particulars are as under:-

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

(ii) In case of individual –

Not Applicable

- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph

OR

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

- (a) Name :
- (b) Address :
- (c) Copy of registration certificate :
- (d) Main objects :
- (e) Name, photograph and address of :
chairman of the governing body /
partners / directors etc.

ISHA HOMES (INDIA) PRIVATE LTD
Old No. 74, New No. 55, 1st Avenue,
Indira Nagar, Adyar, Chennai – 600 020.

Enclosed
Enclosed

1. **Mr. SURESH KRISHN**
Managing Director

24-C, TVH Varsha, 1st Avenue,
Indira Nagar, Adyar, Chennai – 600 020.
Cell : 9841025728

E-mail: sureshkrishn@ishahomes.com

For ISHA HOMES (INDIA) PVT LTD

Managing Director

ISHA HOMES (INDIA) PRIVATE LIMITED

Second Floor, # E29, Megawin Towers, Second Avenue, Besant Nagar, Chennai - 600 090.
Ph: 044-2441 0300/0301 Email: marketing@ishahomes.com www.ishahomes.com

2. Mrs. S. RAMADEVI

Director

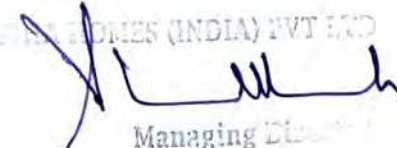
24-C, TVH Varsha, 1st Avenue,

Indira Nagar, Adyar, Chennai – 600 020.

Cell : 7299066084

E-mail: liaison@ishahomes.com

- (iii) PAN No. : **AABCI3675B**
- (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 Account : **ISHA HOMES (INDIA) PRIVATE LIMITED**
- Bank Name : **Union Bank of India**
- Account No. : **070311100002397**
- Branch : **Adyar Branch**
- Branch Address : **30, 1st Main Road, Gandhi Nagar, Adyar, Chennai – 20.**
- IFSC Code : **ANDB0000703**
- (v) Details of project land held by the applicant : **8.45 Acres**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:
- Layout Approval No. 36/2019 (Revised the old Layout Approval No. 18/2016) issued vide Letter No. Na.Ka. No. 358/2019 dated 23.07.2019 issued by Member Secretary, Mamallapuram Local Planning Authority, Mamallapuram.**
 - Layout Approval proceedings Letter No. Na. Ka. No. 3395/2019/Aa1 dated 31.07.2019 issued by the Special Officer, Pudupakkam Panchayat / Block Development Officer (Village Panchayats), Thiruporur (Resolution No. 61 dated 31.07.2019)**
 - Tamilnadu Real Estate Regulatory Authority Registration Certificate (Form "C") for Revised Layout vide registration No. TN/01/Layout/0139/2019 dated 13.07.2019 issued by Authorised Officer of Tamil Nadu Real Estate Regulatory Authority, Chennai.**
 - Sub Division Approval Proceedings Letter No. Na. Ka. No. 2615/2021/Aa1 dated 20.10.2021 issued by the Special Officer, Pudupakkam Panchayat / Block Development Officer (Village Panchayats), Thiruporur.**
 - Sub Division Approval Proceedings Letter No. Na. Ka. No. 1/2021 dated 08.11.2021 issued by the President, Pudupakkam Panchayat, Thiruporur Panchayat union.**
 - Building approval as per list annexed herewith obtained from President, Pudupakkam Panchayat, Thirupporur Panchayat Union, Chengalpattu District, Pin: 603103.**


Managing Director

ISHA HOMES (INDIA) PRIVATE LIMITED

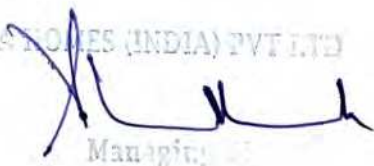
Second Floor, # E29, Megawin Towers, Second Avenue, Besant Nagar, Chennai - 600 090.

Ph: 044-2441 0300/0301 Email: marketing@ishahomes.com www.ishahomes.com

(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.

- a) **ISHA SANTHOSHAM** – Ongoing residential apartment project having 143 flats situated in Nedungundram Village, Kancheepuram District
– TNRERA Registration No. TN/01/Building/0267/2021 dated 30.10.2018.
- b) **ISHA CODE FIELD** – Ongoing residential villa project having 244 flats situated in Nedungundram Village, Kancheepuram District
- c) **ISHA ANANDHAM** – Completed residential apartment project having 244 flats situated in Nedungundram Village, Kancheepuram District
– TNRERA Registration No. TN/01/Building/0327/2018 dated 30.10.2018.
- d) **ISHA AABHIRUPAM** – Completed residential apartment project having 102 Flats in Kaspapuram Village, Kancheepuram District.
– Completion Certificate No. EC/South-II /167/2017, dated 06.07.2017
- e) **ISHA GAYATRI** – Completed residential apartment project having 216 Flats in Kolapakkam Village, Kancheepuram District.
– Completion Certificate No. EC/C-1/123/2016 dated 18.05.2016
- f) **ISHA MIA VILLAS** – Completed residential villa project having 106 Villas in Pudupakkam, Kancheepuram District – Completed in 2016.
- g) **ISHA ARMONIA** – Completed residential apartment project having 102 Flats in Vilankurichi Village, Coimbatore – Completed in 2016.
- h) **ISHA AARA** – Completed residential apartment project having 4 Flats in Alwarpet, Chennai.
– Completion Certificate No. EC/S-1/214/2015 dated 07.05.2015.
- i) **ISHA MANICKAM** – Completed residential apartment project having 8 Flats in Alwarpet, Chennai – Completed in 2015.
- j) **ISHA PORIYAGHAM** – Completed residential apartment project having 10 Flats in Alwarpet, Chennai – Completed in 2015.

- | | | | |
|--------|--|---|---|
| (viii) | Agency to take up external development works | : | Local Authority (exact authority or any agreement to the Authority) / Self Development |
| (ix) | Registration fee | : | RTGS / NEFT Transfer for an amount Rs. 43820/- dated 16/11/2021 calculated as per sub-rule(3) of rule 3; |

ISHA HOMES (INDIA) PVT LTD

Managing Director

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

Project Name : ISHA CODE FIELD (PHASE VII)
Type of Development : Villas
Address : "ISHA CODE FIELD – Phase VII"
comprised of Plot Nos. 76, 102,
(121A & 122 A), (121 B & 122 C),
(122A, 122 D, 123A & 123B), 125, 1,
2, 3, 4 situated in Survey Nos.
64/10B, 64/12, 64/13, 65/1, 65/2,
65/6, 65/8B & 65/9B, Pudupakkam
Main Road, Pudupakkam Village,
Vandalur Taluk, Chengalpattu
District, Tamilnadu";

No. of Plots : 10 Villas

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) 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;

(A) 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;

- (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;

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- (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 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;
 - (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;
 - (xi) the number and areas of covered parking available in the project; (xii) the 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 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;
 - (xvi) a declaration in FORM 'B'.
3. We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 15-11-2021

Place: Chennai

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

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.

[/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.

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.

