

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.



ANANYAKRISHNAA
CONSTRUCTIONS PVT. LTD. *Breaking Lifestyle...*



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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
CMDA Building
Egmore, Chennai-600 008



6899

Sir,

- (i) I/We hereby apply for the grant of registration of my/our project at Plot No. 18, Old Door No: 18, New Door No: 6, R.K. SHANMUGAM SALAI, K.K. NAGAR, CHENNAI-600078, Comprised in Old S.No. 394/1 Part (as per DOC.), T.S.NO. 16 (as per PATTA), Block No. 104, of Kodanibakkam Village, Greater Chennai Corporation, Division No-131 Zone -10
1. The requisite particulars are asunder:-

- (ii) Status of the applicant, company
In case of companies -

- | | | |
|--------------------------------------|---|--|
| (a) Name | : | Ananyakrishnaa constructions private Limited |
| (b) Address | : | No-1225/1, PanneerSelvaSalai, K.K Nagar, Chennai-78 |
| (c) Copy of registration certificate | : | Enclosed |
| (d) Mainobjects | : | a). To acquire by purchases, lease, exchange, joint venture, hire or otherwise land property of any tenure and to carry on the business of builders, contractors, dealers in and manufacture of prefabricated and precast houses, buildings and erection materials, tools, implements, machinery, metal ware and flooring material in connection therewith or incidental thereto.
b). To carry on the business as proprietors, builders, interior designers, interior contractors, managers, operators, hirers and dealers of all kinds of immovable properties, including but not limited to that of lands, buildings, farms, cinemas, hotels and cold storages and carry on all incidental and allied activities and business as are usually carried on by proprietors, builders, managers, operators, hirers and dealers of such properties. |

For Ananyakrishnaa Constructions Pvt.Ltd.

Managing Director

Page 1



ANANYAKRISHNAA

CONSTRUCTIONS PVT. LTD. *Enriching Lifestyle...*

c). To purchase, sell, subdivide, consolidate any land to do the business of colonizer and town planners by acquiring land and developing it with adequate facilities of roads, schools, public parks, industrial parks and such other facilities subject to legal compliance from appropriate authorities from time to time.

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

a. Managing director Mr. Yalamandha Gangadhar, S/o Yalamandha Subramanyam Naidu, No. C6, 56th Street, Ashok Nagar, Chennai 600 083.

b. Director Mrs. Varsha, D/o, Kurugundla Munirathinam Naidu, Flat No. 6, Block C, 56th Street, Ashok Nagar, Chennai 600 083

(iii) PAN No. AAKCA0916G

(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

HDFC Bank Limtd – K.K. Nagar Branch, No. 27A, Ground Floor, Panneer Selvam Salai, K.K. Nagar, Chennai 600078.
Account No.: 50260053822882

(v) Details of project land held by the applicant

Plot No. 18, Old Door No: 18,
New Door No: 6, Comprised in Old S.No. 394/1
Part (as per Doc.), T.S. No:16 (as per Patta),
Block No. 104, of Kodambakkam Village
Greater Chennai Corporation
Division No-131 Zone - 10

For Ananyakrishnaa Constructions Pvt. Ltd.

Managing Director



ANANYAKRISHNAA

CONSTRUCTIONS PVT. LTD. *Enriching Lifestyle...*

(vi) Detail of Approval obtained from various competent Authorities for Commencing the Project

1. Planning Permit : 13688 – B/NHRB/319/2020 dated 06.10.2020
2. Building Permit: CEBA/WDCN10/00384/2020 dated 15.10.2020

(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.

Separate Sheet Enclosed.

(viii) Agency to take up external development work _____ Local Authority / Self Development; **Not Applicable**

(ix) Registration fee by way of a demand draft 23.11.2020 drawn on Chennai. Bearing no: 218471 for an amount of Rs. 26748 /- 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;

For Ananyakrishnaa Constructions Pvt. Ltd.

Managing Director



ANANYAKRISHNAA

CONSTRUCTIONS PVT. LTD. *Enriching Lifestyle...*

- (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) an Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permissions, building permit / building sanction plan, partial completion certificate for each 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;
- (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; --
- | | |
|-----------------------------|--|
| a. Drinking water | Metro water sump is provided and water connection would be obtained |
| b. Fire-fighting Facilities | Not applicable |
| c. Sewage Disposal | Sewage collected from apartments is connected to Corporation underground sewage connection |
| d. Solid Waste | Solid waste collected from apartments are disposed through Corporation collection vehicle |
| e. Renewable Energy | Plan to provide Solar Energy Plant at open terrace as per approved plan |

For Ananyakrishnaa Constructions Pvt. Ltd.

[Signature]
Managing Director



ANANYAKRISHNAA

CONSTRUCTIONS PVT. LTD. *Enriching Lifestyle...*

- (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;

Separate Sheet enclosed

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees: -

Draft format prescribed by Government of Tamil Nadu is enclosed herewith.

- (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, detail of which have to be furnished separately:

Separate Sheet is Enclosed.

- (xi) the number and areas of covered parking available in the project:

Separate sheet is Enclosed.

- (xii) the number of open parking areas available in the project:

Separate sheet is Enclosed.

- (xiii) Details of Undivided Shares pertaining to the project"

Separate sheet is Enclosed.

- (xiv) the names and 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 management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals of key persons, if any associated with the development of the proposed project

a. Contractors : Own development

For Ananyakrishnaa Constructions Pvt. Ltd.

Managing Director

6



ANANYAKRISHNAA
CONSTRUCTIONS PVT. LTD. *Enriching Lifestyle...*

- b. Architect : A. Venkatakrishnan, B.Arch
No. 18, 3rd Seaward Road, Valmiki Nagar,
Thiruvanniyur, Chennai 600 041
- c. Structural engineer : Er. P. Raman, B.E., (Civil), M.E., (Struct)
S.S. Manian's
5/13, Thambiah Road Extn. West Mambalam,
Chennai 600 033.
- d. Site Engineers : Er. Karthikeyan, B.E., (Civil)
- e. Project Management : Not applicable
Consultants
- f. HAVC Consultants : Not applicable
- g. Geo Technical Eng. : Not applicable

(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: 23.11.2020

Place: Chennai 83

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

For Ananyakrishnaa Constructions Pvt. Ltd.

[Handwritten Signature]
Managing Director

6

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.

