

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

BY POST



To
Tamil Nadu Real Estate Regulatory Authority (TN RERA),
IIIrd Floor (East Wing), CMDA,
'Thalamuthu – Natarajan Maaligai',
No.1, Gandhi Irwin Road,
Egmore,
Chennai – 600 008.

6483

Sir,

We hereby apply for the grant of registration of our Project to be set up at **Plot No.7, Visuwasapuri 2nd Street, Town Survey No: 59 (Ward 5, T.S.No.1318/2), Block No: 37, Survey Ward 5, Madurai Corportion , Madurai West Taluk, Madurai District**

1. The requisite particulars are as under:-

- (i) Status of the applicant : **Proprietorship**
(a) Name : **J.Joseph Prabu Proprietor M/s. CECILY HOMES**
(b) Father's Name : **Y.Jesu**
(c) Occupation : **Buisness**
(d) Permanent address : **Plot No.7, Visuwasapuri 2nd Street, Madurai – 625 016.**
(e) Mobile Number & E-mail ID : **0452- 2361145, cecilyhomes@gmail.com**
(f) Photograph



- (iii) PAN No : **ADPPJ7422D**
(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: **ICICI Bank, Madurai**
(v) Details of project land held by the applicant : **Plot No.7, Visuwasapuri 2nd Street, Town Survey No: 59 (Ward 5, T.S.No.1318/2), Block No: 37, Survey Ward 5, Madurai Corportion , Madurai West Taluk, Madurai District of an extent of 411.37 sq.mt.**
(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project : **Approved By LPA, Madurai and Madurai Corporation, details enclosed.**
(vii) Brief details of the projects launched by the promoter in the last five years :

Site Address	Project Detail	Current Status of the Project
1.Residential Apartment Building in T.S.No.10, T.S.No.1309/2-1, Plot No:83, Door No:22, Block No: 77, ward No- 5, Harvey Nagar 4 th Street, Madurai.	Total 19 nos Residential Units	Fully Completed and Handed Over.

- (viii) Agency to take up external development works : **Self**
- (ix) Registration fee transferred by way of NEFT drawn on **South Indian Bank** bearing no **NEFT Reference SIBN20294050824** for an amount of **Rs.21,800/- (Rupees Twenty One Thousand Eight Hundred Only)** calculated as per sub – rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish: Our Project was approved for Stilt + 4 floors with 8 nos Residential Units and we submitted a Revised Plan and get approved for Stilt + 5 floors with 10 nos of Residential units we Submit the following details:
1. LPA 4th floor Approved Letter and 5th floor Approval Letter
 2. Madurai Corporation 4th floor Permit Copy and 5th floor Permit Copy
 3. LPA 4th floor Approved Plan Copy and 5th floor LPA Approved Plan Copy
 4. Consent Letter from the Client
2. We enclose the following documents in triplicate, namely:-
- (i) Authenticated copy of the PAN card of the promoter: **Enclosed,**
 - (ii) Audited Balance sheet of the promoter for the preceding financial year: **Enclosed**
 - (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 : **Copy of Patta is Attached dated : 16.07.2018**
 - (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: **EC Attached.**
 - (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: **Not Applicable**
 - (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:

Planning Permit Approved by the Corporation , Madurai dated : 30.09.2020 attached herewith.

Planning Permission Approval Letter by the Local Planning Authority , Madurai dated: 09.06.2020 attached herewith

- (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:

Sanctioned Plan Copy Approved by the Local Planning Authority, Madurai dated – 09.06.2020 attached herewith

- (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:

1. **Lift – Stretcher Lift – OTIS Make**
2. **Drinking Water – Both Corporation Water and Treated Water to be provided**
3. **Fire Fighting (for MSB) As per NBC**

- (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:

Copy of Google Map of the Project Site is Attached.

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees:
- a. **Proforma of the Allotment Letter**
 - b. **Proforma of Construction Agreement**
 - c. **Proforma of Sale Agreement.**
- (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:
- **Statement of Carpet Area as per RERA Format**
- (xi) The number and areas of covered parking, available in the project: **Enclosed.**
- (xii) The number of open parking areas available in the project: **Not Applicable.**
- (xiii) Details of Undivided Shares pertaining to the project: **Enclosed.**
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: **Not Applicable.**
- (xi) 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:

**1 .Structural Enginner: J.RAGHAVENDIRAN,B.E.,F.I.V.,
STRUCTURAL CONSULTANT
No:83, 1st Floor, Aanandam Nagar,
3rd Cross, Behind Ammayappa Nagar,**

Vayalur Road, Trichy – 620 017.
Mobile No: 98424 45699, 63817 55326
Registration No: SE/GrII/TLPA/JULY2019/145

- Structural Engineer Registration Certificate Attached.
- Stability Certificate Attached

(xvi) A declaration in FORM 'B'

Affidavit Cum Declaration duly Signed by the Promoter in Form – B in a Non – Judicial Stamp Paper as Per rule 3(4) of the RERA Act.

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

Dated: 20/10/20

Place : Madurai

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.

[/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.

