Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM "A"

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
1st Floor, No. 1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.



Sir,

We hereby apply for the grant of registration of our layout project to be set up in Ward A, Block – 30, Melur Village, T.S No. 1041/6 pt, Plot Nos.20,21,22 & 23, Srirangam, Trichy Corporation, Tamil Nadu State, and said project named as **"12B Homes"** approved by District Town and Country Planning Authority - Planning Permission no. **93/2021.**

1) The requisite particulars are under as follow:

2) In case of Individual – **Not Applicable**

3) In case of Firm:

Status of the applicant: **Partnership Firm**

(a) Name of the firm: **CS HOUSING PROMOTERS**

(b) Address with Contact No. and Email Id:

10/6, Ammamandapam Road, Mambalasalai, Srirangam, Tiruchirappalli -620006;
0431- 2961732, 9443130733, 9442580733

Email ID: cshpsrirangam@gmail.com

(c) Copy of registration certificate: **Enclosed- Page no.6**

(d) Main objectives of company: **Real Estate Developer**

For CS HOUSING PROMOTERS

Managing Partner

(e) Name Photograph and address of Partners.

	
99, Duraisamy Salai, Ganapathy Nagar, Thiruvanai kovil, Trichy-620005	No.6, First Cross, Thirunagar, Karumandapam, Tiruchirappalli-620001

3A) Details of Land owner only in case of Joint Venture – **Not applicable**

4) PAN No and Copy of Pan Card: **AAHFC5653N - Enclosed- Page no.14**

4A) Name and address of the bank or banker with account in terms of section 4 (2)(1)(D) of the Act will be **CITY UNION BANK, SRIRANGAM BRANCH, TIRUCHIRAPPALLI**

5) Copy of Patta and Sale deed/PLR. If the applicant now applied for registration is different from the Planning Permit obtained applicant, link documents should be furnished along with document flow chart – **Enclosed- Page no.15 to 34**

6) Copy of EC (From the date of PP Approval to 15 days prior to the date of submission to TNRERA – **Enclosed- Page no. 35 to 45**

7) I. Details of Approval obtained from Various Competent Authorities for commencing the Project

a. Copy of Planning Permission Approval Letter – **Enclosed- Page no.46 to 50**

b. Copy of planning permit – **Enclosed- Page no.51& 52**

c. Copy of one set of approval plans with local body seal – **Enclosed- Page no.53**

d. Copy of Building permit - Corporation Order No: F1/048/2022 - **Enclosed- Page no.54 to 58**

II. Copy of NOC and clearance if applicable: **Nil**

8) Form B (In Rs 20/- stamp paper duly signed by promoter) – **Enclosed- Page no.59 to 61**

For CS HOUSING PROMOTERS

Managing Partner

9) Total Project Cost – [Land cost (Market value) + Development (Infrastructure) + Building construction + Fee charges paid] - **Enclosed- Page no.62**

10) Audited balance sheet of the promoter for the preceding financial year - **Enclosed- Page no.63 to 89**

11) Structural stability certificate with design calculations with words structurally is safe and sound - **Enclosed- Page no.90 to 117**

12) Geo Technical Report – Soil test - **Enclosed- Page no.118 to 161**

13) Number, type and carpet area of apartments for sale in the project along with the area of the exclusively balcony/verandah/open terrace areas for sale, UDS and No. of car parking in the following format – **Enclosed- Page no.162**

14) Original Certificate from the Bank as per the Format to be enclosed (Sec.4 (2) (1) (D) of the Act.) - **Enclosed- Page no.163**

15) Project Address: **Ward A, Block – 30, Melur Village, T.S No. 1041/6 pt, Plot Nos. 20,21,22 & 23, Srirangam Trichy Corporation, Tamil Nadu State – 620006. Enclosed- Page no.164**

16) Registration applied for (Specify the blocks) – clearly to be mentioned in the site plan - **Enclosed- Page no.164**

17) Usage of Building: **Residential Apartment. Enclosed- Page no.164**

18) Extent of the Land in Sq.m (Extent for which FSI permitted): **642.84 Sq.mt Area: 1230.55 Sq.m & FSI is 1.914. Enclosed- Page no.164**

19) Total floor area in sq.m for which registration is required, abstract for each category, i.e., Residential/LIG/Other than LIG/Commercial
Calculation sheet of registration fee to be attached – **Enclosed- Page no.165**

20) Registration fee remitted and mode of payment **Rs. 24,611/-** UTR No. /Reference No. – **SBIN222066520205** by SBI - **Enclosed- Enclosed- Page no.165**

21) Brief details of the projects launched in the past 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 – **Not applicable**

22) Plan of development works: **Enclosed- Page no.166**

For CS HOUSING PROMOTERS

Managing Partner

23) 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- Page no.167**
LATITUDE: 10.867548
LONGITUDE: 78.681015

24) Proforma of the Allotment letter, prescribed by the promoter, if any, Sale Agreement and Construction Agreement: **Enclosed- Page no.168 to 194**

25) The Names, Firm name, Registration details, certified PP application of the Contractor, Architect/LS, Structural engineers: **Enclosed- Page no.195**

26) Details of facilities – (Amenities/ Infrastructure/ Swimming Pool/ Parks), etc, as given in the broucher. – **Not applicable**

27) Stage of Construction and site photos. - **Enclosed- Page no.196**

28) Show cause Notice if issued if any and if so, copy of notice to be enclosed – **NIL**

29) CD with all the above details in PDF format.- **Attached**

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

Dated : 07.03.2022

Place: Trichy

Yours faithfully,

For CS HOUSING PROMOTERS

Managing Partner

Signature and seal of the applicant(s)

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.