

RE

REGULATORY RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

Date: 26/04/2022

To
The Real Estate Regulatory Authority
3rd Floor, (East wing), CMDA,
"Thalamurthu - Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.



Sir,

1. I/We hereby apply for the grant of registration of our project to be set up at **Plot No.37** (Southern Portion) Agasthiyar Street, Ramapuram, Ambattur, Chennai - 600 053, measuring an extent of **4800 Sq.ft., as per document and 4596 sq.ft as per Patta** Comprised in R.S.No.209/2B1B1 Part, as per Manaivari Thoraya Patta No.2043, in Ward - B, Block - 47, New Survey No.50/2 (Old Survey No.209/2B1B) Situated at Ambattur Village, Ambattur Taluk, Thiruvallur District, 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 - *rahul.sathish@yaho.com*
- (a) Name :
- (b) Husband Name :
- (c) Occupation :
- (d) Permanent address:
- (e) Photograph :

Pan No:

Cont no:

Email id:

OR

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

(a) Name : **M/s Rahul Associates rep by its Prop. Mr. R.R.SHRIDHAR**

(b) Address : Old No.1403, New No. 44, H-Block,
15th Main Road, Anna nagar,
Chennai - 600 040,

(c) Copy of registration certificate: **NA**
(Attached - GSTIN Certificate)

(d) Main objects : The Main objective of the organization is
Promoting and developing residential
And Commercial buildings in
Chennai and Tamil nadu.

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

SINO	NAME OF THE PROPRIETOR	ADDRESS	PHOTO
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1.	Mr. R.R. SHRIDHAR	AM-16/55, 2976 D, 14 th Main Road, Anna nagar, Chennai - 600 040. Mob: 98415 76016 Email Id: rrs_0009@yahoo.co.in	
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(iii) PAN No.: AASPS2246N

(iv) Contact No: 98415 76016

(i) Name and address of the bank or banker with which account in terms
of section 4 (2)(l)(D) of the Act will be maintained:

Escrow A/c No: 4912000100303601

IFSC Code: KARB0000491

Bank & Branch: Karnataka bank, Anna nagar, Chennai - 600 040.

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Details of project land held by the applicant: Plot Extent:-
As per document - 445 Sq.mtr. As per Patta & Site - 427 sq.mtr.
(Total -11 units (Residential Flats -2 Bhk)

“Project Name: AASHIYANA” Plot No.37 (Southern Portion) Agasthiyar Street, Ramapuram, Ambattur, Chennai – 600 053

si no	FLOOR	FLAT NO	TYPE	RERA CARPET AREA (sq.m)	TOTAL Built up AREA (sq.m)	UDS LAND AREA (sq.m)	CATEGORY	Allotted to
1	1	A1	2BHK	55.07	81.41	37.81	Residential	Builder
2	1	B1	2BHK	52.09	75.19	34.92	Residential	Builder
3	1	C1	2BHK	51.80	74.79	34.74	Residential	Builder
4	1	D1	2BHK	51.69	75.04	34.85	Residential	Builder
5	2	A2	2BHK	55.07	81.41	37.81	Residential	Builder
6	2	B2	2BHK	52.09	75.19	34.92	Residential	Builder
7	2	C2	2BHK	51.80	74.79	34.74	Residential	Builder
8	2	D2	2BHK	51.69	75.04	34.85	Residential	Builder
9	3	A3	3BHK	89.55	125.53	58.30	Residential	Builder
10	3	B3	3BHK	71.10	105.80	49.14	Residential	Builder
11	2	C3	2BHK	51.69	75.16	34.91	Residential	Builder
Total				633.64	919.34	427.00		



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

1. Building Permit :- Greater Chennai Corporation, Ambattur, - enclosed

2. Planning Permit:- :- Greater Chennai Corporation, Ambattur, - enclosed

(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.

BRIEF DETAILS OF THE PROJECTS COMPLETED IN THE PAST FIVE YEARS:-

S.No	Site Address	Project			Current Status of the Project	Case Pending	Payment Pending
		Details					
		Built up Area in Sq.m tr	Type of Constructions	No. of Flats			
1	2015-16 VEL-PRAVAHAM Y-15, Old.No. 155, 3rd Street, Anna Nagar, Chennai-40	584	STILT +3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
2	THE WHITE FILEDS Plot.No. C-101, Door.No.3, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai - 53	783	STILT +3 Floors 2 BHK FLATS	8	Completed	NIL	NIL



	SUBBULAKSHMI 8/75, 18th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53	609	STILT +2 Floors 2 BHK FLATS	8	Complete d	NIL	NIL
4	PENTA GARDEN NO.73, AGNAS STREET, DHARMA NAGAR, AYAPAKKAM, CHENNAI-77	2415	STILT +2 Floors 2 BHK FLATS	28	Complete d	NIL	NIL
5	POTHUNDY ANUGRAHA DOOR. NO.3, GNANAMURTHY NGR, PRITHIPAKKAM, AMBATTUR, CH-53	621	STILT + 3 Floors 2 BHK FLATS	6	Complete d	NIL	NIL
1	2016-17 SAI BRINDAVAN SECOND CROSS, 8TH ST., VAISHNAVI NAGAR, THIRUMULLAIVOYA L, CHENNAI-109	818	STILT+2 Floors 2 BHK FLATS	10	Complete d	NIL	NIL
2	SRI NIVASAM 42/24, NEW CENTURY COLONY, HOSPITAL ROAD, AMBATTUR, CHENNAI -58	419	STILT +2 Floors 2 BHK FLATS	6	Complete d	NIL	NIL

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	KRISHNA VILAS C-98, CRESCENT ROAD, THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	802	STILT +4 Floors 2 BHK FLATS	8	Complete d	NIL	NIL
1	2017-18 KAILASH VILA PLOT NO.88, TNEB COLONY, GNANAMURTHY NAGAR, PATTRAVALAKKAM, MENAMBEDU, CHENNAI - 600 053.	465	STILT + 2 Floors 2 BHK FLATS	4	Complete d	NIL	NIL
2	SHREENIVAS PLOT NO. 3A, BHARATHI STREET, RAMNAGAR, AMBATTUR, CHENNAI -600 053	312	GROUND + 1 FLOOR 2 BHK FLATS	3	Complete d	NIL	NIL
3	SAI SANGEETH C-100, CRESCENT ROAD THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI - 600 053.	782	STILT + 3 FLOORS 3 BHK FLATS - 2 Nos 2BHK -6 Nos	8	Complete d	NIL	NIL
4	MENAMBEDU NO.60, MADHAVI STREET, MENAMBEDU, AMBATTUR, CHENNAI - 600 053.						
	GANGA	319	STILT + 2 FLOORS	4	Complete d	NIL	NIL

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	CAUVERY	374	STILT + 2 FLOORS	4	Complete d	NIL	NIL
	YAMUNA	308	STILT + 2 FLOORS	4	Complete d	NIL	NIL
	GODAVARI	283	STILT + 2 FLOORS ALL 2 BHK FLATS	4	Complete d	NIL	NIL
	2018-19						
1	VKN-SION NO.C-69A&B, WEST END ROAD TIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	829	STILT + 4 FLOORS 2 BHK FLATS	8	Complete d	NIL	NIL
2	KAILASH NO.191. SUNDARAM STREET, GNANAMURTHY NAGAR, AMBATTUR, CHENAI - 53	542	STILT = 2 FLOORS 2 BHK FLATS	6	Complete d	NIL	NIL
	2019-20						
1	PADMAAVATHY NO.84, SRI BALAJI NAGAR EAST, KALLIKUPPAM, AMBATTUR, CHENNAI - 53	392	STILT + 2 FLOORS	6	Complete d	NIL	NIL

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	KINGS COURT PLOT NO.10, 9TH AVENUE, BANU NAGAR, PUDUR, AMBATTUR, 2020-21	718	STILT + 4 FLOOTS	8	Complete d	NIL	NIL
1	NANDHI GARDENS PLOT No.18,19&20, MASILAMANEESWA RAR STREET, AMBATTUR, CHENNAI	1403. 15	STILT + 4 FLOORS & 5 th FLOOR - PART	19	Complete d	NIL	NIL
2	SHANTHI NILAYAM PLOT NO 2, Door No.5/22, 1ST MAIN ROAD. NAVARATHNA GARDEN EKATTUTHANGAL, CHENNAI - 32	1031. 51	STILT +3 FLOORS	9	UNDER CONSTR UCTION		

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

(ix) Registration fee by way of a NEFT dated 26/04/22 drawn on ICICI bank, Anna nagar, Branch bearing no. 456 for the amount of Rs. 16860 /- calculated as per sub-rule (3) of rule 3;

[Handwritten Signature]

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; **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; **Enclosed**
- (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; **Enclosed**
- (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; **Enclosed**
 - (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; **Enclosed**
- (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; **Enclosed**



4) 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;

- Water Supply : Source from Bore Water & Metro Water.
- Sewerage Disposal : The Sewerage will be connected to the main sewer line as we have remitted the necessary fees for the road cutting for water and sewerage and once the CC is obtained we will pay the water and sewerage charges to obtain the necessary connections.
- Solid Wastage Disposal : The Solid wastes which are collected from apartments are disposed through corporation.
- Renewable Energy : We are providing Solar Panel in terrace.
- Fire Fighting & Emergency Services : It will be only applicable for MSB and not apply for this Building.

- (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; **Enclosed**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Enclosed**
- (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; **Enclosed**
- (xi) the number and areas of covered parking available in the project;
Covered Car Parking : **C/P -6 Nos**



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

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

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NA**

(xv) Site 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;

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.
Architect L.S.	RAMSON ASSOCIATES 72&73, "SRISHAS" high road, Perambur, Chennai - 600 011	RA/Gr.III/19/03/2018 on 08.03.2019 valid up to 07.03.2024	ramson014@yahoo.com & 7200077999
Structural Engineer	C. KANNAN No.21, Plot no. 257-w, Flat No.2B, Utopia Apartments, 2nd Floor, 4th Main Road, Indira Nagar, Chennai - 600 020	SE/GR-I/19/02/002 on 11/02/2019 valid up to 10.02.2024	kannankds2007@gmail.com & 9841249815



ch ert	G.MANOJ KUMAR GLOBE GEOTECHNIQUES 17/10,Vinayagapur am, IIIrd Street, MMDA Arumbakkam, Chennai – 600 106	GTE/19/03/012 on 21/03/2019 Valid up to 20.03.2024	<u>manojkumargad@gmail.</u> <u>com</u> & 9994712791
Promoter/Bui lder	Mr. R.R.SHRIDHAR RAHUL ASSOCIATES AA-117, Shanthi colony, Anna nagar, Chennai -600 040	RD /19/04/250 On 09.04.2019 Valid up to 08.04.2024	<u>Rahulassociates27@yah</u> <u>oo.com</u> & 9841576016
Site Supervision Engineer	R.ANANDHAN No.316, 16th Street, NSK Nagar, Arumbakkam, Chennai – 600 106	CE/19/03/029 On 08/03/2019 valid up to 07.03.2024	anandhan.dce@gmail.co m, & 9841725191

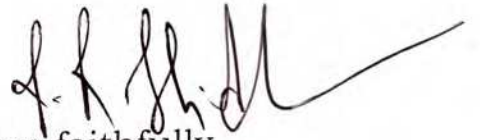
[Handwritten Signature]

(xvi) a declaration in FORM 'B'. Enclosed

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

Dated:

Place:
Chennai

A handwritten signature in black ink, consisting of stylized, cursive letters, likely representing the name of the applicant.

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
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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.

