

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),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.



Sir,

¶ We hereby apply for the grant of registration of ~~my~~ our project to be set up at **Plot No. 337, Ram Nagar South Extn., 13th Main Road, Pallikkaranai – Chennai – 100, Sholinganallur Taluk, Kanchipuram District, Tamilnadu State.**

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 –

- (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: **Concept Homes India Private Limited**

(b) Address: **Plot No. 5206, Flat G2 & G3, Sai Keerthi, 10th Street, Ram Nagar North Extn., Madipakkam, Chennai – 600091.** Name of the Person to be contacted : Mr. S.Selvaganapathi – Director – Phone Number 7092939497, email. mail@concepthomes.in

(c) Copy of registration certificate – **Certificate of Incorporation is Enclosed herewith**

(d) Main objects – Real Estate & Construction, Running of Old Age Homes and Running of Hospitals

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

R. S. S.

For Concept Homes India Pvt. Ltd.

S. S. S.

Director

Sl No	1	2	3	4
Name	S.Subramaniyan	S.Selvaganapathi	B.Diana Brice	V.Mahaganapathi
Designation	Director	Director	Director	Director
Photo				
Address	Plot No. 6, Door No 10A, Vallalar Street, Selvam Nagar, Pallikkarana, Chennai – 600 100	Plot No. 6, Door No 10A, Vallalar Street, Selvam Nagar, Pallikkarana, Chennai – 600 100	Plot No. 197/1-2, Sree Apts, Flat B1.B2, 4 th Link Street, Sadasivam Nagar, Madipakkam, Chennai – 600091.	Plot No. 197/1-2, Sree Apts, Flat B1.B2, 4 th Link Street, Sadasivam Nagar, Madipakkam, Chennai – 600091.

(iii) PAN No. **AACCC4305M**;

(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 – Tamilnad Mercantile Bank Limited, Thiruvannamiyur Branch, Chennai – 600041, Account Number 158150310875148.

(v) Details of project land held by the applicant – (through AGREEMENT OF JOINT DEVELOPMENT AND PROJECT PROMOTION WITH POA);

All that piece and parcel of the vacant land bearing **Plot No. 337**, Ram Nagar South Extension, Measuring 4800 Sq. ft. as per Document and **3900 Sq.ft** as per physical measurement, comprised in Old Survey Nos. 50 & 51, Patta No. 17537 as per New Survey No. 50/3A3, Situated at **Pallikkarana Village**, Sholinganallur Taluk, Kancheepuram District and the land bounded on the,

North by	:	Plot NO. 306
South by	:	XIII Main Road
East by	:	Plot No. 339
West by	:	Plot No. 335

Measuring

As per Document

As per Physical Measurement

East to West on the Northern Side

60 Feet

60 Feet

East to West on the Southern Side

60 Feet

60 Feet

For Concept Homes India Pvt Ltd.

(Signature)

(Signature)

North to South on the Eastern Side

80 Feet

65 Feet

(1)

North to South on the Western Side

80 Feet

65 Feet

In all admeasuring an extent of 3900 sq.ft and this property is situated within the Registration District of Chennai South and Sub Registration District of Chennai South Joint I.

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

1. Planning Permission PPA/WDCM14/08124/2019 dt. 13-03-2020 issued by Executive Engineer (TP) – Greater Chennai Corporation having the validity of permission from 13-03-2020 to 12-03-2025
2. Building Permit BA/WDCM14/01555/2020 dt. 13-03-2020 issued by Executive Engineer (TP) – Greater Chennai Corporation

(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.

Sl No.	Site Address	Project Detail	Current Status of the project	Case Pending	Payment Pending	Year of Completion
1	Plot No. 14 & 15, Barathidasan Street, Ram Nagar North Extn, Madippakkam, Chennai – 600091.	2618 Sq.ft of Land having Two Commercial floors 1836 Sq.ft each.	Completed and fully sold	Nil	Nil	2017
2	Plot No. 11 - 13, Barathidasan Street, Ram Nagar North Extn, Madippakkam, Chennai – 600091.	4590 Sq.ft of Land having Two commercial floors 2365 Sq.ft each and Two Flats having 1741 Sq.ft of Residential Space each	Completed and fully sold	Nil	Nil	2017
3	Plot No. 17 - 19, Barathidasan Street, Ram Nagar North Extn, Madippakkam, Chennai – 600091.	4133 Sq.ft of Land having Two commercial floors 1807 Sq.ft each and Two Flats having 1593 Sq.ft of Residential Space each	Completed and fully sold	Nil	Nil	2017

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

Not Applicable

For Concept Homes India Pvt. Ltd.

(ix) Registration fee by way of a demand draft dated _____ drawn on _____
bearing no. _____ for an amount of Rs. _____ /- calculated as per sub-rule (3) of rule 3;

Paid by way of online payment - G pay for Rs.7,170/- as in below

T

To TAMIL NADU REAL ESTATE ...

₹7,170

Concept Homes

Completed - April 4, 2022 at 6:38 PM



Axis Bank XXXX070386

UPI transaction ID
209472950082

To
.... 7988

From: DIANA BRICE BRIGHT GNANA SINGH
(Axis Bank)
dianabriceb-1@okaxis

Google transaction ID
CICAgODdx8CQPg

G Pay

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

NIL

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

For Concept Homes India Pvt. Ltd.

Director

(9)

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;

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting 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;

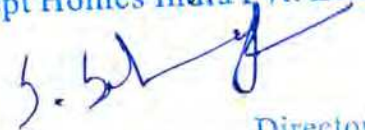
(xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;

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

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

Dated:
Place: Chennai

Yours faithfully,
For Concept Homes India Pvt. Ltd.



Director

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

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.

