

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.



1



FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT "ARCUS"
FROM APPASWAMY REAL ESTATES LIMITED

01

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
CMDA-Tower II (1st Floor), No.1-A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008

Sir,

We hereby apply for the grant of registration of our "ARCUS" project Construction of property Non-High Rise Building Stilt + 4 Floors residential building with 19 dwelling units with Gym and Indoor Games at 4th floor Part with availing premium FSI at Plot No.18, Door No.9, Giri Road, T.Nagar, Chennai comprised in S.No.46 Part, T.S.No.4805/7, Block No.109 of T.Nagar Village within the limits of Greater Chennai Corporation The requisite particulars are hereunder :

- (i) Status of the Applicant : Limited
(a) Name : Appaswamy Real Estates Limited
(b) Address : No.3, Mangesh Street
T.Nagar, Chennai – 600 017
(c) Copy of Registration Certificate : Enclosed
(d) Main objectives of the company : Carry on the business of
Real Estate and property
Development and construction
of residential and commercial
complexes and apartments.
(e) Mobile Number & E-Mail id: - Phone No:9962011666

(Mr.Ravi Appasamy)

e-mail id: mail@appaswamy.com

Karthikeyan .A
Legal Executive
78248 00232

FOR APPASWAMY REAL ESTATES LIMITED

(f) Names, Photograph and address of Chairman of the governing body / partners / directors etc.

Mr.Ravi Appasamy

-Director
(Appaswamy Real Estates Limited)

Mr.Rohit Ravi

- Director
(Appaswamy Real Estates Limited)

Address

: No.3, Mangesh Street
T.Nagar, Chennai – 600 017

(iii) PAN No

: AACCA8397H
(Appaswamy Real Estates Ltd)

iv) Name and address of the Bank with which account.No in terms of Section 4(2)(1)(D) of the Act will be maintained

407401701950
: RBL Bank Limited, Anand
Centre No.154/55 G.N.Chetty Road,
T.Nagar, Chennai 600017

(iv) Details of the Project land held by the applicant

: District - Chennai
Taluk - T.Nagar
Village - T.Nagar
- Plot No.18, Door
No.9, Giri Road,
T.Nagar, Chennai
comprised in S.No.46
Part, T.S.No.4805/7,
Block No.109

Details of approval obtained from various Competent Authorities for the project No.

1) Environmental Clearance (EC)
Not Applicable

2) Planning permit issued by
Chennai Metropolitan Development
Authority Permit No. 14783
PP/NHRB/106/2022 A to E ,
Dated 13.04.2022

3) Building permit by Greater
Chennai Corporation Building Plan
No. CEBAWDCN09/00137/2022,
Dated 06.05.2022

For APPASWAMY REAL ESTATES LTD.



Authorised Signatory

- Enclosed.

- ### Self Development.

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

NIL

- i. Authenticated copy of PAN Card of the promoter.
- ii. Audited balance sheet of the promoter for the preceding financial year.
- iii. Copy of the 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

- EC copy enclosed.

For APPASWAMY REAL ESTATES LTD.

J. S. S. K. K.

Environ Biol Fish (2015) 98:1031–1040

- 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 agreement, as the case may be, entered into between the promoter and such owner and copies of the title and other documents reflecting the title of such owner on the land proposed to be developed ;

That the Owner Mr .Pendurth Ravi has authorised Appaswamy Real Estates Ltd to be the developer and Mr.Pendurthi Ravi has also executed General Power of Attorney infavour of developer Appaswamy Real Estates Ltd Doc.No.2589 of 2021,dated 13.12.2021- S.R.O T.Nagar to develop the above said property.

- (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.

- 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.

Enclosed.

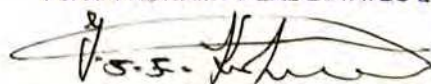
- viii. The location details of the project with clear demarcation of the land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project.

Google Image Enclosed.

- ix. Proforma of the allotment letter Agreement for sale and the
x. Conveyance deed proposed to be signed by the Allottee.

Enclosed.

For APPASWAMY REAL ESTATES LTD.



Authorized Signatory

- xi. The number, type and the carpet area of the 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.

- xii. The number and areas of covered Parking available in the project.
Enclosed in separate working sheet.

- xiii. The number of open parking areas available in the project.
Enclosed in separate working sheet.

- xiv. Details of the UDS pertaining to the project
UDS Share Working details enclosed.

Xv The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project.

Not Applicable

Xvi 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 or key persons, if any associated with the development of the proposed project.

Enclosed.

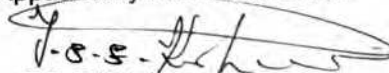
Xvii. a declaration in FORM 'B' : Enclosed.

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

Dated : _____
Place : Chennai

Yours faithfully,

For Appaswamy Real Estates Ltd


T.S.S. Krishnan

Authorised Signatory

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.

