

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To
The Real Estate Regulatory Authority,
No.1-A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

Sir,

I hereby apply for the grant of registration of my project to be set up at Plot No.1079, Door No.G/28, G-Block, 2nd Street, Anna Nagar, Chennai – 600 040, Aminjikarai Taluk, Chennai District, Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant : **Proprietorship firm**

(a) Name: **Mr. PREETHAM DEV MOSES**

Proprietor: M/s.Redbrick Constructions,

Office Address: U-57, 7th Street, 3rd Main Road, Anna Nagar, Chennai-600 040.

(b) Father's Name : Mr. JEYAKAR

(c) Occupation : **PROPRIETOR of M/S. REDBRICK CONSTRUCTIONS**

(d) Permanent address: AJ-98, New No.3, 2nd Street, 9th Main Road, Anna Nagar, Chennai-600 040.

(e) Photograph : **Enclosed**

(f) Copy of GST registration certificate: **Enclosed**

(g) Main objects : Construction of Residential Apartment by Joint Development Agreement.

iii) PAN No. : **AMPPM 9100 J**

iv) Name and Address of the Bank : **UNION BANK OF INDIA**

Branch: Anna Nagar AG-3, Shanthi Colony, Anna Nagar, Chennai-600 040.

Account in terms of section 4 (2) I (D) of the Act will be maintained

(Banker's Original Letter also enclosed)

For RED BRICK CONSTRUCTIONS

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- v) Details of Project Land Held by the Applicant: **By GENERAL POWER OF ATTORNEY**
Executed on 11th August 2021 (Document No.3166 of 2021) (Document copy enclosed)
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:
Building Plan Approved by Greater Chennai Corporation Authority
Building Plan Sanction No.: **Planning Permission Sanction Letter No.CEBA/WDCN 08/00080/2022**
Dated 24-03-2022
Planning Permit No.14720 Dt.of Permit 23-02-2022
PP/NHRB/43/2022 (Validity up to 22-02-2027)
- (vii) Brief details of the projects launched by the promoter in the last five years: **list Enclosed**
- (viii) Agency to take up external development works: Self Development;
- (ix) Registration fee by way of a demand draft dated 04/04/2022 drawn on **Union Bank of India**, Anna Nagar Branch, bearing no. 656659 for an amount of **Rs.20,727/-** (Rupees Twenty thousand seven hundred and twenty seven only) calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish.
2. I. 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, **joint development agreement** 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**

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Proprietor

- (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 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; **"LOCATION DETAILS ENCLOSED IN SEPARATE SHEET"**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (x) **"NOT YET SALES"** (Will be submit after Sold)
- (xi) **"NOT YET SALES"** (Will be submit after Sold)
- (xii) 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; **"SEPARATE STATEMENT ENCLOSED"**
- (xiii) The number and areas of **covered parking** available in the project; **3 Nos.**
- (xiv) The number of **open parking** areas available in the project; **- 8 Nos.**
- (xv) Details of Undivided Shares pertaining to the project; **40 % UDS 1945.20 SFT**
- (xvi) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, **"NOT APPLICABLE"**
for the proposed project;

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(xvii) The names, addresses, phone numbers, email ids and registration details of the contractors:

S. No.	Details	Contractor Details	Architect	Structural Engineer	Geo Technic. Consultant
1	Name	Mr. PREETHAM DEV MOSES	Mr.V.S.VIGNESWAR	Mr.C.KANNAN, B.E.M.E.(Struct)	Dr.C.V.PRASAD B.Tech.(Civil)
	E Mail	redbrickconstructions@hotmail.com	v.s.vigneswar@gmail.com	kannankds2007@gmail.com	geotech@geomarineindia.com
2	Firm Name	REDBRICK CONSTRUCTIONS 044-26630000	Regd.Architect Grade-I (RA) with CMDA Mob:9566157840	Regd.Str.Engr. Gr.I (SE) with CMDA - Mob.No. 9841249815	GEO MARINE CONSULTANTS Cont.No.044-24481485
3	Registration Details	Registered Developer with CMDA Regn.No. RD/19/04/287 Dt.22-04-2019	RA/Gr.I/ 19/03/022- Dt. 01.03.2019 Council of Arch. Rgn.No.CA/2011/5 1914till 31-12-22	CMDA Regn.No. SE/GR-I /19/02/002 Dt.11-02-2019	CMDA Regn. No. GTE/19/03/003 on 01.3.2019
4	Certified in PP Application	Yes	Yes	Yes	Yes

If any and other professionals or key persons, if any associated with the development of the proposed project;

(xviii) a declaration in **FORM 'B'. 3.**

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

Dated: 04/04/2022

Place: Chennai-40

Yours faithfully,
Signature and seal of the applicant

For RED BRICK CONSTRUCTIONS

Proprietor

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.

