

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai Metropolitan Development Authority Tower 2,
Langs Garden Road, Ansari Estate,
Egmore,
Chennai,
Tamil Nadu - 600008



Sir,

I/We hereby apply for the grant of registration of my/our 60 flats (Two blocks) project – 'ALPHA' to be set up at Door Number 153/1, Ravi Main Road, Near Ponnamman Koil Vadakupattu Main Road, Medavakkam, Chennai-600100 - in 63 Cents or 2557.02 Sq.Mts. of lands in S.No.153/1A -6 cents & Survey No.153/1B -33 Cents –New Patta No 6044, Survey No.144/1A1A-0.50 Cents & Survey No. 153/2A2 -14.50 Cents – New Patta No.6055 Totalling to 63 Cents- in Medavakkam Village of Sholinganallur Taluk, Chengalpattu District, Tamil Nadu State.

1. The requisite particulars are as under:-
(i) Status of the applicant, Individual / company / proprietorship firm / societies / partnership firm / competent authority; **INDIVIDUAL – LAND OWNER**

In case of individuals –

- (a) Name **S.Elred Kumar**
(b) Father's Name **P.S.Santanam Gomez,**
(c) Occupation **Business**
Permanent address **No.14/15,Duraisamy Reddy Street,**
West Tambaram, Chennai,
Pin - 600045
(d) Photograph



DETAILS OF PROMOTER – PARTNERSHIP FIRM

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

- (a) Name **EK INFRA**
Address **1st Floor, Flat FB, Door No.16, Bhagavantham St.,**
T.Nagar, Chennai-600017

For **EK INFRA**

Authorised Signatory

- (b) Copy of registration certificate: Certificate of Regn. Of Firm No.1822 of 2018 dated 7/12/2018 and GST Regn Certificate 33AAHFE4550C1ZX dated 28/01/2019 is attached.
- (c) Main objects Promotion of Flats, Villas, Housing Colonies, Layouts, etc.,
- (d) Name, photograph and address of chairman of the governing body / partners / directors etc.



(ii) PAN Numbers:
S.Elred Kumar:
EK INFRA

AADPE2378L
AAHFE4550C

(iii) 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 :

Karur Vysya Bank, Address Of Bank: No.27-A, Venkatesa Chowdry Street, Tambaram West, Chennai – 600045, IFSC Code: **KVBL0001190**: Account Number in Terms of Section 4(2)(1)(D): Designated Account Number: 1190135000012015

Details of project land held by the applicant; Land to set up as Two Blocks of 60 Flats at Door Number 153/1, Ravi Main Road, Near Ponniannan Koil Vadakupattu Main Road, Medavakkam, Chennai-600100 - in 63 Cents or 2557.02 Sq.Mts. of lands in S.No.153/1A -6 cents & Survey No.153/1B -33 Cents –New Patta No 6044, Survey No.144/1A1A-0.50 Cents & Survey No. 153/2A2 -14.50 Cents – New Patta No.6055 Totalling to 63 Cents- in Medavakkam Village of Sholinganallur Taluk, Chengalpattu District, Tamil Nadu State.

(iv)

SURVEY NO.	SUB NO.	DIV	PATTA	EXTENT Acres	Cents	REGN. DOC NO.	PA DOC NO.	DATED
153	1A		6044	0	15	9984 of 2018 Dt. 18.09.2018		
153	1B		6044	0	33	--DO--		
144	1A1A		6055	0	0.50			
153	2A2		6055	0	14.50			

(v) Extent of Land in Square Meters and Cents. :-

PARTICULARS OF AREA IN EXTENT	Cents	SQ.MTS
TOTAL EXTENT	63	2557.02
TOTAL FSI AREA		6261.60

For EK INFRA

[Handwritten signatures]

[Handwritten signature]

(vi) Details of Approval obtained from various Competent Authorities for commencing the Project:

1. Approved by CMDA APPROVAL Letter No.PP/NHRB/S(B1)/0534//2019 Dated 11/02/20,
2. Approval of Plan Permit Number – 13331/2020 dated 11.02.20 valid till 10.02.
3. Approved Plans B/NHRB/62A to C/2020 2025 Dated 11.02.202
4. Approval forwarded by Commissioner, St.Thomas Mount Panchayat Union, Chitlapakkam, Chennai-600064 by Letter Ref 903/2020 dated 27/02/2020 to BDO, Medavakkam Local Government
5. Approval of Medavakkam Local Government approval – Ref No. M/M/No.B/NHRB/62A to C / 2020 dated 28.02.20
6. NOC by PWD Water Resources Department, Lr.No. DB/t5(3)/F-009092- Inundation – Medavakkam Village/2019 dated 18.10.2019

(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., **NONE**

(viii) Agency to take up external development works Local Authority (exact authority or any agreement to the authority) **SELF**

(ix) Registration Fees by way of a Demand Draft dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ or paid Online by NEFT Transfer from Karur Vysya Bank, Door No.27-A, Venkatesa Chowdry Street, Tambaram West, Chennai – 600045, IFSC Code: **KVBL0001190**:Branch, Chennai, vide **UTR No. N34500071449777** dated 10.12.2020 for an amount of Rs.1,25,232/- calculated as per Sub-Rule (3) of Rule (3) of Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, in favour of Tamil Nadu Real estate Regulatory Authority(TNRERA) ,

(x) 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 EK INFRA and Land Owner Mr.Elred Kumar;
- (ii) Income Tax Return of the promoter for the preceding financial year ended 31.03.2019 of the promoter EK INFRA and Land Owner Mr.Elred Kumar;;
- (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; - COPIES OF PATTA ENCLOSED

Link Documents:

(A)

S.NO.	Doc.No.	Date	Survey Nos.	Extent in Cents	Remarks	
1.	2262/2005	29/03/2005	144/2&3	25	Joint Ownership	
2.	1104/2006	27.01.2006	152/2part, 153/1 Part,etc.,	133.38 cents	-do-	
3.	8869/2006	29.11.2006	153/2	53	-do-	

For EK INFRA

Authorised Signatory

4.	9984/2018	18.09.2018		63 cents	Joint Owner selling to Elred Kumar	
5.	8065/2012	30.11.2012			SPA ifo Arulraj by Elred Kumar for Regn at SRO	
6.	12552/2015	24.09.2015		15 cents	GPA ifo Sivakumar	
7.	12553/2015	24.09.2015		18cents	-do-	
8.	12554/2015	24.09.2015		15 Cents	-do-	
9.	2367/2016	23.01.2016		14.5 Cents	GPA ifo G.E.Ravi	
10	JV AGMT	12.06.2019			Between Elred Kumar & Ek Infra.	

- (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;
- ONLINE EC AS AT 18.12.2020 -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; JOINT VENTURE AGREEMENT DATED 12/06/2019 ENCLOSED.
- (vi) 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; NA -ONE STAGE DEVELOPMENT OF BOTH BLOCKS.
- (vii) 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; ALL APPROVALS OF CMDA/ST.THOMAS MOUNT PANCHAYAT UNION/BDO MEDAVAKKAM /NOC OF PWD-WATER RESOURCES DEPARTMENT- ENCLOSED AS DETAILED ABOVE.
- (viii) 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; As per arrival of Authorities - DETAILS ATTACHED
- (ix) 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

For EK INFRA

Authorised Signatory

- points of the project; ATTACHED Details plotted on the Google Map and Certified by a Licensed Surveyor,
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **FORMAT ADOPTED FROM TN -RERA RULES and Proforma Allotment Letter attached in the Letter Head of the Promoter EK INFRA.**
- (xi) 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; **Statement Duly Certified by Architect is Attached.**
- (xii) the number and areas of covered parking available in the project;
- (xiii) the number of open parking areas available in the project; NA
- (xiv) Details of Undivided Shares pertaining to the project; Attached along with the
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **DIRECT SELLING BY THE PROMOTER.**
- (xvi) 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 with the development of the proposed project. : **DETAILS ATTACHED IN THE ENCLOSED STATEMENT.**
- (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: 21.12.2020
Place: Chennai

S. Elred Kumar
Land Owner

Yours Faithfully

For : EK INFRA *For EK INFRA*

Jaffrine Santosh *Authorised Signatory*
Partner

Signatures

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.

