

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

APPLICATION FOR REGISTRATION

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,

I hereby apply for the grant of registration of our project to be set up at **Door No.1pt(Northern Portion), Big Street, Ponnammanmedu Main Road, Chennai-600110.**

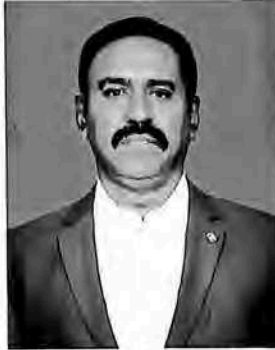
Taluk- Madhavaram, District- Chennai, State- Tamil Nadu.

1. The requisite particulars are as under:-
 - (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority:
Company- **M/s. Thilaga Construction (P) Ltd.** represented by its Managing Director **Mr. S.Karunanithi S/o. Late PR. Subbiah**
 - (ii) In case of individual – **Not Applicable**
- OR
In case of firm / societies / trust / companies / limited liability partnership /competent authority -
 - (a) Name of the firm : **M/s. Thilaga Construction (P) Ltd** represented by its Managing Director **Mr. S.Karunanithi**
 - (b) Address : **Thilaga Towers, Door No.213/81, 2nd Floor, Madhavaram High Road, Perambur, Chennai-600011.**
 - (c) Copy of registration certificate : **RD/19/07/525 (Copy Attached)**
 - (d) Main objects : **The Main objective of the organization is promoting And developing residential and commercial buildings.**
 - (e) Name, photograph and address of chairman of the governing body /partners / directors etc.
 - Name : **S.Karunanithi**
 - Father's Name : **PR. Subbiah**
 - Occupation : **Business – Flat Promoter**

For THILAGA CONSTRUCTION PVT. LTD,


Director

- Permanent address: **Door No.38/52, Mylappa Street, Ayanavaram, Chennai-600023.**
- Mobile Number & : **9840076898**
- Email ID : **thilagaconstruction@gmail.com**
- Photograph :



(iii) PAN No. **AGSPK7776M**

- (iv) Name and address of the bank or banks with which account in terms of section 4 (2)(1)(D) of the Act will be maintained in **ICICI BANK LIMITED, Thiru-Vi-Ka Nagar Branch, #22A/17, Ganapathy Rao Nagar, Redhills Road, Chennai – 600099.**
Enclosed – Original Letter from the Bank

- (v) Details of project land held by the applicant_____
Land owner Mr.D.Srinivasan (Registered as Document Nos. 3285/2022 on 29.04.2022 – SRO Madhavaram) in favour of me the promoter to deal (including powers sell, to develop the said property, applying and obtaining permissions and approvals for sub-division and construction of flats) with the total land property measuring 4864 Sq.ft, Comprised in old survey No.1197/1A1PART, New Survey No.41/2 (T.S.No.41/2), Ward-D, Block No.95, Madhavaram Village, bearing Door No.1Part(Northern portion), Big Street, Ponniammanmedu Main Road, Chennai-600110.

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project:
Planning Permit No.PPA/WDCN03/06693/2022, dated 20/07/2022 of Greater Chennai Corporation.
Building Permission No.BA/WDCN03/05011/2022, dated 20/07/2022 of 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.
Enclosed – Company profile & Project Details List

- (viii) Agency to take up external development works-
Self Development

For THILAGA CONSTRUCTION PVT. LTD,

Director

(ix) Registration fee by way of a demand draft dated _____ drawn on **ICICI BANK** bearing no. _____ for an amount of Rs. **17000** /- calculated as per sub-rule (3) of rule 3;

(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:

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 – Photo copy of General Powers

(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 – Photo copy of Sale Agreements

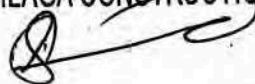
(A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;

Enclosed – Photo copies of the Sanctioned Plan

(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;

Not Applicable

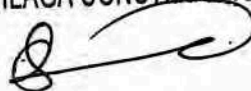
For THILAGA CONSTRUCTION PVT. LTD,



Director

- (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;
Bore well, Metro water supply, Solar energy & Lift.
- (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 – Photo copy of Land Survey
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
**Enclosed – Draft of the Allotment Letter, Agreement for Sale
Constructions Agreement and Conveyance Deed**
- (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 – List furnishing the details of the number, type and the Carpet area.
- (xi) the number and areas of covered parking available in the project;
Details furnished in the above list.
- (xii) the number of open parking areas available in the project;
Enclosed – Two wheeler parking area.
- (xiii) Details of Undivided Shares pertaining to the project;
Enclosed – Details of Undivided shares.
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
Not Applicable
- (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;
Enclosed – List furnishing the details of the Architect, Structural Engineer & Site Engineer

For THILAGA CONSTRUCTION PVT. LTD,



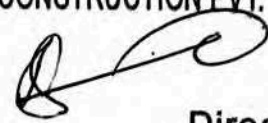
Director

3. In case of firm / societies / trust / companies / limited liability partnership / competent authority –

- (a) Name of the firm : **M/s. Thilaga Construction (P) Ltd**
- (b) Name of the proprietor : **S.Karunanithi**
- (b) Father's Name : **PR. Subbiah**
- (c) Occupation : **Buisness – Flat Promoter**
- (d) Permanent address : **Door No.38/52, Mylappa Street,
Ayanavaram, Chennai-600023.**
- (e) Copy of registration
certificate : **RD/19/07/525 (Copy Attached)**
- (f) Mobile Number & : **98400 76898**
- Email Id : **thilagaconstruction@gmail.com**
- (g) Photograph :



For THILAGA CONSTRUCTION PVT. LTD,



Director

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.

