

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
3rd Floor (East Wing), CMDA,
Thalamuthu- Natarajan Maligai,
No.1, Gandhi Irwin Road, Egmore,
Chennai-600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at C 79/A1,A2 TNHB, 86TH Street, 18th Avenue, Ashok Nagar, Chennai- 600083 Comprised in Old S.No.70/2 Part T.S 11, Block No.30, kodambakkam Village, Zone -10, Division 132, Chennai-600024

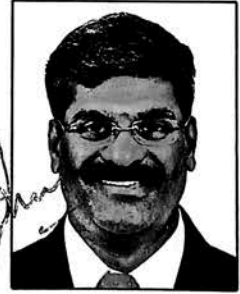
1. The requisite particulars are as under:-

- (a) Name : Pandi Saravanan
- (b) Address: No.66. Sivagami Nagar, 2nd Street, New Natham Road, Narayanapuram , Nagana kullam Reserve Lines, Madurai -625014
- (c) E- mail id : pandisaravanan@gmail.com
- (d) Contac No: 7397460902

f. Dinakaran 7397460902 @

Gmail.com

[Handwritten signature]



(ii) PAN : AMZPS9436K - PANDI SARAVANAN

(iii) Original certificate from the bank as per the Format to be Enclosed(sec.4(2)(1)(D) of the Act)
Format Available in TNRERA website) - Details Enclosed

Bank Details

Name of the Bank

Branch

Current Account No

Address of the Bank

: HDFC

: Lyer Bungalow

: 50200069057164

: 20 , Vasu Nagar, New Natham Road,

Narayanapuram, Madurai -625014

:HDFC0003883

IFSC

For PANDISARAVANAN

Proprietor

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- (iv) Project Address:
Old Survey No : 70/2 Part
Town survey No : 11
Plot No : C79/A1,A2 (TNHB)
Ward : 132- Block No:30, Kodambakkam Village, Plot No- c79/A1,A2 TNHB
86TH Street, 18th Avenue, Ashok Nagar, Chennai- 600083
- (v) Registration Applied for (Specify the Blocks) - Clearly to be mentioned in the site plan
:(Details Enclosed)
- (vi) Usage of the Building : Commercial & Residential : (Details Enclosed)
- (vii) Extent of the Land is 657.50 Sq.m (FSI Area 1637.55 Sq.m) : (Details Enclosed)
- (viii) The total floor area of the building is Residential 1336.81 & Commercial 300.74 for which payment the payment to the made is Rs. 20./ Sq.m. & Rs. 50/ Sq.m Which work out to RS. 41774/- : (Details Enclosed)
- (ix) Registration Fees by way Demand Draft No: 913012 Dated: 02.02.2021 DD Amount Rs . 27735 /- at Union Bank of India (Formerly Andhra Bank), Ashok Nagar, Chennai-60008
- (x) Briefly details of the projects launched by the promoter in the last five years, whether already completed or being developed, as they case may be, including the current status of the said, projects, any delay in its Completion, details case pending, details of types of land and payment pending etc. (Details Enclosed)
- (xi) Plan Development of Works : (Details Enclosed)
- (xii) Locations details of the project, which demarcation of land dedicated for the project along with is boundaries including the Latitude and Longitude of the endpoints of the Projects
: (Details Enclosed)
- (xiii) Performa of the allotment letter, Prescribed by the promoter, if any , Sale Agreement and Construction Agreement : (Details Enclosed)
- (xiv) Number, type and carpet area of apartments for sale in the project along with the area of the exclusively balcony/ verandah/ open terrace area for sale, UDS and No. of. Car Parking in the following format.
1.Area Statement signed by Architect of project Engineer
2.P- Line drawing of Flats in CADD format to be given in CD.
: (Details Enclosed)
- (xv) Structural stability certificate with design calculations with words : (Details Enclosed)
- (xvi) The names, address, phone numbers, email ids and registration details of the architect, structural engineer, site engineer, if any associated with the development of the proposed project

For PANDISARAVANAN : (Details Enclosed)

Proprietor

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(xvii) Audited Balance sheet of the promoter for the proceeding financial year : **(Details Enclosed)**

(xviii) Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA : **(Details Enclosed)**

(xix) Copy of Patta/ PLR/Sale Deed, if the applicant now applied for registration is different from the planning permit obtained applicant, link document should be furnished.

: **(Details Enclosed)**

A declaration of Form-B

: **(Details Enclosed)**

(xx) Total project cost (Land cost(Market Value) + Development Charges(infrastructure) +fees paid Charges)

: **(Details Enclosed)**

(xxi) Details of facilities - Amenities / infrastructure/ (Swimming pool / parks) etc., as given in the brochure . Each page to be self attested by the promoter.

: **(Details Enclosed)**

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

Date:

Place :

For PANDISARAVANAN


Proprietor

Yours faithfully,

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.

