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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

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

## APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
3rd Floor, East Wing, CMDA Building,
Thalamuthu Natarajan Building,
No.1 Gandhi Irwin Road,
Egmore,
Chennai – 600 008

01606

Sir,

We hereby apply for the grant of registration of our project – Ground and 2 Floors commercial building (Ornaments and Jewellery Showroom in Ground and First Floor, Textiles Showroom in Second Floor) at Plot No.A, Mount-Poonamallee Road, Ayyappanthangal, Chennai – 600 056, comprised in Survey No.54/2 and 56part of Ayyapanthangal Village, Kundrathur Panchayat Union, Kancheepuram District, Tamil Nadu – 600 056

1. The requisite particulars are as under:-

(i) Status of the applicant, whether **Individual** / Company / Proprietorship firm / societies / **Partnership firm** /Limited Liability Partnership (LLP) / competent authority;

(ii) In case of Individual

| | | |
|---|---|---|
| (A) Name | : - | A VIJAYAMURUGAN |
| (B) Father's Name | : - | ARUMUGAM |
| (C) Occupation | : - | |
| (D) Permanent Address | : - | 14/11, Norton 3rd Street, Mandaveli, Raja Annamalaipuram, Chennai – 600 028 |
| (E) Photograph | : - |  |




A. Vijayamurugan

For S SQUARE INVESTMENTS

Partner

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OR

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

(a) Name : S SQUARE INVESTMENT

(b) Address : No.7, Church Street, Sathya Nagar
Padi, Chennai – 600 050

(c) Copy of registration Certificate :

(d) Main objects :

(e) Name, photograph and address of chairman of the governing body / **partners** / director etc.

Name : AMD. Shivakumarar
Father Name : Deivasundaram
Address : No.109, Durairajan Street, 1st Floor,
Saligramam, Chennai – 600 093
Mobile No: 95000 46370
amdshivaa@gmail.com.

Photo :



(iii) PAN No. : A VIJAYAMURUGAN AAAPV6168J
PAN No. : S SQUARE INVESTMENT AEOFS0253D

**(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained:**

* Bank Certificate Enclosed
* Details are –

Name :
Bank :
Account No :
Branch :
IFSC Code :

} Not applicable, since project is not for Sale and it is for lessee's own use.

A. Vijayamurugan

For S SQUARE INVESTMENTS

Partner

**(v) Details of project land held by the applicant:**

* Ground and 2 Floors commercial building (Ornaments and Jewellery Showroom in Ground and First Floor, Textiles Showroom in Second Floor) at Plot No.A, Mount-Poonamallee Road, Ayyappanthangal, Chennai – 600 056, comprised in Survey No.56part of Ayyapanthangal Village, Kundrathur Panchayat Union, Kancheepuram Distrist, Tamil Nadu - 600 056

* **Land Extent**

| | | |
|---|---|---|
| Ground Floor FSI | 459.21 | Square Meter |
| First Floor FSI | 431.38 | Square Meter |
| Second Floor FSI | 431.38 | Square Meter |
| Total | 1321.97 | Square Meter |

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

* Sanctioned by Member Secretary, CMDA vide their Planning Permit No.14889, dated 07.07.2022, Approved Plans are Numbered as PP/NHRB/212/2022, File No.CMDA/PP/NFRB/C/0046/2022, dated 07.01.2022

* Approved by The Commissioner, Kundrathur Panchayat Untion, vide his letter No.4014/2022/A3, dated 25.07.2022

* Final approval by The Panchayat President, Ayyappanthangal vide his proceedings dated 22.12.2022

**(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.:**

* This is our First Project

**(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development**

* Self Development

(ix) Registration fee by way of Online Payment dated _____ **Ref No..** _____ for an amount of **Rs.66,100/-** calculated as per sub-rule (3) of rule 3

A. Vijayaraja

For S SQUARE INVESTMENTS

Partner

(x) Any other information the applicant may like to furnish: NA

2. 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

(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;

* Lease Deed 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

A. Vijayarangan

For S SQUARE INVESTMENTS

Partner

(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;

* Sanctioned by Member Secretary, CMDA vide their Planning Permit No.14889, dated 07.07.2022, Approved Plans are Numbered as PP/NHRB/212/2022, File No.CMDA/PP/NFRB/C/0046/2022, dated 07.01.2022

* Approved by The Commissioner, Kundrathur Panchayat Untion, vide his letter No.4014/2022/A3, dated 25.07.2022

* Final approval by The Panchayat President, Ayyappanthangal vide his proceedings dated 22.12.2022

(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

-

(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

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

-

(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

(xi) the number and areas of covered parking available in the project

* Not Applicable

(xii) the number of open parking areas available in the project

* 14 numbers

(xiii) Details of Undivided Shares pertaining to the project

* Not Applicable

For S SQUARE INVESTMENTS

Partner

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(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

(xvi) A declaration in FORM 'B'.

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

Dated:

Yours faithfully,

Place: Chennai

A. Vijayaraja

Signature and seal of the applicants

For S SQUARE INVESTMENTS

Partner

THE LANDLENS SUITE

# 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**

FREE TOOLS · NO ACCOUNT NEEDED

# 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

Verified RealEstate™

# 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

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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.