

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To
The Tamil Nadu Real Estate Regulatory Authority,
1st Floor, CMDA Tower – II,
1-A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008



Sir,

M/s Grand Style Constructions Rep. by its Proprietor S. Elayaraja, hereby apply for the grant of registration of our project "**GRAND SHARPS**" to be situated at **Plot No.A, Kumaran Kudil Annexe 1st Main Road, Okkiyam Thoraipakkam, Chennai – 600 097 in Sozhinganallur Taluk, Kancheepuram District, Tamil Nadu.**

1. The requisite particulars are as under:-

S.No.	Title	Description
(i)	Status of the Applicant	Proprietor
(ii)	Applicant Company Details:	
(a)	Name	M/s Grand Style Constructions
(b)	Address	No.32, G1, Block-A, Grand Exotica, 2 nd Street, Senthil Nagar, Perungudi, Chennai – 600 096
(c)	Copy of registration certificate	Regn. No: 33AAIPE7748K2ZF (Enclosed)
(d)	Main objects	Construction of real estate multistoried residential buildings.

For GRANDSTYLE CONSTRUCTIONS

S. Elayaraja
Proprietor

S.No.	Title	Description
(e)	Name, photograph and address of Proprietor	 Mr.S. Elayaraja (PROPRIETOR) No.52, S1, 2nd Floor, Royal Castle, 1st Street, Manikodi Srinivasan Nagar, Perungudi, Chennai – 600097 Phone: +91 8072806351 Email:sselayaraja@gmail.com
(iii)	Applicant Company PAN No.	AAIPE7748K
(iv)	Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained	
(v)	Details of project land held by the applicant	Lands comprised in S.No.404/20, 404/21, 404/22, 404/23(PART), Okkiyam Thoraipakkam Village, Zone-XV, Division-194, Greater Chennai Corporation Area. (Enclosed)
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	(Enclosed)

For GRANDSTYLE CONSTRUCTIONS

Proprietor

S.No.	Title	Description
(vii)	Brief details of the projects launched by the promoter in the last five years	(Enclosed)
(viii)	Agency to take up external development works:	Self-Development
(ix)	Registration fee (calculated as per sub-rule (3) of rule 3)	
(x)	Any other information the applicant may like to furnish:	<u>Project Information:</u> Construction of project "GRAND SHARPS" which is a residential apartment building with Combined Stilt Floor part-cum-Ground Floor part with typical 1,2 & 3 Floor Plans having 4 Dwelling units on each floor. (Enclosed)

2. Enclose the following documents in triplicate, namely:-

S.No.	Title	Description
(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 lands 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)

For GRANDSTYLE CONSTRUCTIONS

S. Elangovan
Proprietor

S.No.	Title	Description
(iv)	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.	(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)
(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 fire- fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy	(Enclosed)
(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	(Enclosed)

For GRANDSTYLE CONSTRUCTIONS

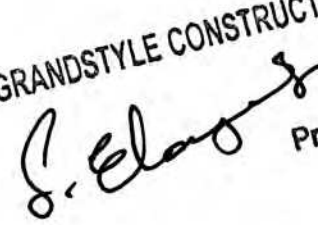
 Proprietor

S.No.	Title	Description
(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	(Enclosed)
(xii)	Details of Undivided Shares pertaining to the project	(Enclosed)
(xiii)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	Not Applicable
(xiv)	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)
(xv)	a declaration in FORM 'B'	(Enclosed)

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

Dated : Chennai

Place :

For GRANDSTYLE CONSTRUCTIONS

 Proprietor

Yours faithfully,

Signature and Seal of the Applicant

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.

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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
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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.

