

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
Tamil Nadu Real Estate Regulatory Authority
(TNRERA), No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai- 600008.



Sir,

I hereby apply for the grant of registration of my project, namely **"VISWAM RUBY FLATS"** to be set up at **Door No. 18, Jayaram Pillai Street, West Mambalam, Chennai - 600 033.**

Taluk - **Mambalam,**

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 -

Proprietorship Firm -
VISWAM CONSTRUCTIONS

(ii) In case of individual -

(a) Name	:	D. CHANDRASEKARAN
(b) Father's Name	:	M. DHARMALINGAM
(c) Occupation	:	Business - Flat Promoter
(d) Permanent address	:	Door No.42/39, Flat No.A-8, Kuppaiah Street, West Mambalam, Chennai - 600 033.
(e) Mobile Number & Email Id	:	+91 - 9840098655 <u>viswamconstructions@yahoo.co.in</u>
(f) Photograph	:	



.....2..

For VISWAM CONSTRUCTIONS

Proprietor

-:2:-

OR

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

- (a) Name
- (b) Address
- (c) Copy of registration certificate
- (d) Main objects
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

**Not
Applicable**

- (iii) PAN No. : **AADPC7379P**
- (iv) 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 **AXIS BANK LTD.,
16/20, Brindavan Street Extn.,
West Mambalam,
Chennai – 600 033.**

Enclosed – Original Letter from the Bank

- (v) Details of project land held applicant Three Land owners namely Mrs. S. Prabhavathi, Mrs. A. Sudha & Ms. R. Jeevareka have jointly executed one General Power of Attorney, (Registered as Document No.2549 of 2022, on 25.07.2022 in the office of Ashok Nagar) in favour of the Applicant 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 Landed Property measuring 3860 sq.ft., comprised in Town Survey No.24/3, Block No.92 of Kodambakkam Village, Mambalam Taluk and situated at Door No. 18, Jayaram Pillai Street, West Mambalam, Chennai – 600 033.
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project Planning Permit No.PPA/WDCN10/03614/2022 dated 16.06.2022, of Greater Chennai Corporation.
Building Permission No. BA/WDCN10/03972/2022 , dated 16.06.2022 of Greater Chennai Corporation.

.....3..

For VISWAM CONSTRUCTIONS



Proprietor

-:3:-

- (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

- (ix) Registration Fees by way of a Demand Draft bearing No. 008986 dated 31/01/2023 drawn on Axis Bank, West Mambalam Branch, Chennai, for Rs. 14500 /- (Rupees FOURTEEN THOUSAND only) calculated as per sub-rule (3) of rule 3; **FIVE HUNDRED RUPEES**

- (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 the General Power

- (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;

Not Applicable

- (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

.....4..

For VISWAM CONSTRUCTIONS



Proprietor

and other documents reflecting the title of such owner on the land proposed to be developed;

Enclosed - Photo copy of the Sale Agreement

- (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 - Photocopies 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

- (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 & 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 - Google Map Print

- (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 Construction 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

.....5..

For VISWAM CONSTRUCTIONS



Proprietor

-:5:-

- (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
- (xvi) A declaration in FORM 'B'.
Enclosed – Affidavit cum Declaration

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

Yours Sincerely

Dated: 23.01.2023

Place : Chennai

For VISWAM CONSTRUCTIONS



Proprietor

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.

