

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

Sir,

We here by apply for the grant of registration of our project to be set up at Plot No.1, College Road, Kulathuvancherri, Chennai comprised in S.No.125/3 part, Kulathuvancherri Village, Kundrathur Taluk, Kancheepuram District, Chennai, Tamil Nadu State.

1. The requisite particulars are as under:-

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

- (a) Name
(b) Address

: **B.M. Construction**
: **No.28, First Floor,**
Pandian Street,
Prakash Nagar,
Ambattur, Chennai-53.



- (c) Copy of registration certificate : **Details Enclosed**
(d) Main objects : **Promoters**
(e) E mail ID & Cell No. : **9841184032**

- (f) Name, photograph and address of chairman of the governing body / partners / directors etc. : **Details Enclosed**

- (i) PAN No. : **ADXP A9809M**

- (ii) Land owner:

- (a) Name
(b) Address

: **P.Jayavelu**
: **No.4/253, Kannagi Street,**
Selva Ganapathy Nagar,
Senneerkuppam, Poonamalle,
Thiruvallur, Chennai-56.



B. M. CONSTRUCTION
Proprietor

(c) Email & Moblie No.

:

9789030519.

(d) Pan No.

: AEOPJ4921M

(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

: STATE BANK OF INDIA

Branch

: SME Siruthozhil Branch

Current Account No.

: 41323303516

Address of the Bank

:No. 1, Harrington Road,

: KRM Tower, 5th Floor,

: Chetpet, Ch - 600031.

(iv) Project Address :

a. Old Survey No.

: Nil

b. New Survey No.

: 125/3 part

c. Plot No.

: 1

d. Kulathuvancherri Village, Kundrathur Taluk, Kancheepuram District, Chennai.

(v) Registration Applied for (Specify the Blocks)- Clearly to be mentioned in the Site Plan :

: Details Enclosed

(vi) Usage Of the Building

: Residential Apartment

(vii) Extent of the Land is 958.20 Sq.m. (FSI Area 1757.34 Sq.m. & FSI is 1.834)

(viii) Details of Approval / NOC / Consent obtained from Various Competent Authorities for commencing the Project: **Panning Permit & Building Permit Enclosed**

NOC's

a. DFRS - (Fire Service)

b. AAI - (Airport)

c. IAF - Indian Air Force

}

-

NOT REQUIRED.

d. PWD/WRD

e. Traffic Police

f. Swimming Pool

(ix) The total floor area of the building is 1757.34 Sq.m. for which the payment to the made is Rs.20/Sq.m. which works out to Rs.35,146.80 /-

(x) Registration fee by way of a DD No. 958808, date on 05/11/2022 from Fedral Bank, Ambattur Branch, Chennai. For an account of Rs.35,400.00/- (Rupees Thirty Five Thousand and Four Hundred Only) calculated as per sub-rule (3) of rule 3;

2022.11.05
B. J.

2 p. fol.

- (xi) 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.

: Details Enclosed

- (xii) Plan of Development of works

: Details Enclosed

- (xiii) Location details of the project, with demarcation of land dedicated for the project along with its boundaries including the Latitude and Longitude of the endpoints of the project

: Details Enclosed

- (xiv) Proforma of the allotment letter, prescribed by the promoter, if any, Sale Agreement and Construction agreement.

: Details Enclosed

- (xv) Number, type and the carpet area of apartments for sale in the project along with the area of the exclusively balcony/verandah/open terrace areas for sale, UDS and No. of car parking in the following format.

1. Area statement signed by Architect or Project Engineer
2. P- Line Drawing of Flats in CADD format to be given in CD

: Details Enclosed

- (xvi) Structural Stability Certificate with design calculations with words structurally is safe and sound.

: Details Enclosed

- (xvii) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, if any associated with the development of the proposed project

: Details Enclosed

- (xviii) Audited Balance Sheet of the promoter for the preceding financial year.

: Details Enclosed

- (xx) Copy of Patta /FMB/ 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

- (xxi) Copy of EC (from the date of PP Approval to 15days before the date of submission to TNRERA)

: Details Enclosed

- (xxii) A Declaration of Form B

: Details Enclosed

- (xxiii) Total Project Cost {Land Cost (Market Value) + Development Charges (Infrastructure)+Fees paid Charges}

: Details Enclosed

For A. M. CONSTRUCTION

Proprietor

2 p. J. J.

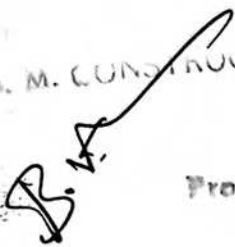
(xxiv) Details of facilities – Amenities / Infrastructures / (Swimming pool/parks),etc., as given in the brochure. Each page to be self attested by the promoters.
: Nil

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

Date : 02.01.2023

Place : CHENNAI.

For B. M. CONSTRUCTION



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

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.

