Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

01731

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

APPLICATION FOR REGISTRATION OF PROJECT

TO:

The Real Estate Regulatory Authority
TN RERA, Tower 2, Langs Garden Road, Ansari Estate,
Egmore, Chennai 600008

22 FEB 2023

Sir,

I / We hereby apply for the grant of registration of my project to be set up at PLOT NOS. 75 & 76, KAVERI STREET / SUNDARAM STREET, CHINMAYA NAGAR, CHENNAI 600092, COMPRISED IN S NO. 107 (AS PER DOCUMENT), OLD S NO. 107/1A1A PART, TS NOS. 15 & 16 (AS PER PATTA) Taluk AMANJIKARAI 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

(ii) In case of individual:
(a) Name: AAKASH DEVELOPERS (Prop. VEEMARAJ G)
(b) Father's Name: GUMARANDI REDDIAR
(c) Occupation: CIVIL ENGINEER
(d) Permanent address: 3362 AQ, BLOCK AF, 8TH STREET, 11TH MAIN ROAD, ANNA NAGAR, CHENNAI 600040
(e) Photograph:

(iii) PAN No.: AADPV8554D
(iv) Name & address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained:
PUNJAB NATIONAL BANK
AB 10, 2ND AVENUE, AB BLOCK, SHANTHI COLONY, ANNA NAGAR, CHENNAI, TAMIL NADU 600040
(v) Details of project land held by the applicant:
PLOT NOS. 75 & 76, KAVERI STREET / SUNDARAM STREET, CHINMAYA NAGAR, CHENNAI 600092, COMPRISED IN S NO. 107 (AS

PER DOCUMENT), OLD S NO. 107 / 1A1A PART, TS NOS. 15 & 16 (AS PER PATTA) - EXT.: 572.59 SQ M

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

CMDA (Chennai Metropolitan Development Authority)
Planning Permit No. CMDA/PP/NHRB/C/0465/2022
DT. 24/01/2023

GCC (Greater Chennai Corporation)
Building Permit No. CMDA/WDCN/10/00060//2023
DT. 20 - 02 -2023

(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 & payments pending etc.;

Site Address : Plot Nos. 75 & 76, Kaveri Street / Sundaram Street, Chinmaya Nagar, Chennai 600092
Project Detail : Stilt + 5 Floors Residential Use Building with 10 Dwelling Units
Current Status : Ongoing
Case Pending : None
Payment : None

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

TNEB (Tamil Nadu Electricity Board)
CMWSSB (Chennai Metro Water Supply & Sewerage Board)

(ix) Registration fee by way of a demand draft dated 22 - 02 -2023 drawn on PNB (Punjab National Bank) bearing no. 852938 for an amount of Rs. 12,963.30/- calculated as per sub-rule (3) of rule 3;

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

N/A

2 I / We enclose the following documents in triplicate, namely:

(i) Authenticated copy of the PAN card of the promoter;
(ii) Audited balance sheet of the promoter for the preceding financial year;
(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) 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;
(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 & such owner & copies of title & other documents reflecting the title of such owner on the land proposed to be developed;

(A) Authenticated copy of the building permit & sanctioned plan from the competent authority in accordance with the laws applicable for the project & 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;

(vi) Sanctioned plan, layout plan & specifications of the proposed project or the phase thereof & the whole project as sanctioned by the competent authority;

(vii) Plan of development works to be executed in the proposed project & the proposed facilities to be provided thereof including fire- fighting facilities, drinking water facilities, solid & liquid waste management, emergency evacuation services, use of renewable energy;

(viii) Location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude & longitude of the end points of the project;

(ix) Proforma of the agreement for construction & agreement for sale proposed to be signed with the allottees;

(x) Number, type & the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace & other common areas, if any, details of which have to be furnished separately;

(xi) Number & areas of covered parking available in the project;

(xii) Number of open parking areas available in the project;

(xiii) Details of Undivided Shares pertaining to the project;

(xiv) Names, addresses, phone numbers, email ids & registration details of real estate agents, if any, for the proposed project;

(xv) Names, addresses, phone numbers, email ids & registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants & Geo Technical Engineers, if any & other professionals or key persons, if any associated with the development of the proposed project;

(xvi) A declaration in FORM 'B'.

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

Date: 21/02/23 — 21-02-2023
Place: CHENNAI — CHENNAI

Yours faithfully,

Signature & seal of the applicant(s)

RERA APPLICATION

(9)

In case of individual:

a) Name : VEEMARAJ G
b) Father's Name : GUMARANDI REDDIAR
c) Occupation: : CIVIL ENGINEER
d) Permanent address : 3362 AQ, BLOCK AF, 8TH STREET, 11TH MAIN ROAD, ANNA NAGAR, CHENNAI 600040
e) Mobile No. & E Mail ID : +(91) 98408 12698 & abicris@gmail.com
f) Photograph :

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.