

RE

REGULATORY RECORD

RERA Document

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India Builders®
(CHENNAI) LIMITED

1



CREDAI



Name : J. Uttam Kumar
Designation : Chairman
e-Mail ID : vijayreva06@gmail.com
Phone No : 9840020301

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

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



Sir,

We M/s **India Builders (Chennai) Limited** Represented by its Chairman **Mr.J.Uttam Kumar** hereby apply for the grant of registration of project "**KURINJI SPRINGFIELD**" at Block No:177, Kurinji Colony, 4th avenue, Shanthi Colony, Anna Nagar, Chennai-600 040, measuring an extent of 5600 Sq.ft, comprised in S.No:207 part of Thirumangalam Village, Now Resurveyed and Assigned T.S. No:60/8, Block No:19 of Koyambedu Village, Aminjikarai Taluk, Chennai district.

- (i) The requisite particulars are as under: - **Company**
(ii) **Individual**



Name	:V. RAMANAIAH
Father name	: V. Rama Subba Reddy
Address	:Block No.177, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai-600 040.
Phone No	: 9940263653
Pan number	: ABGPV7730B
Email id	:

	Name	: C. GILBERT
	Father name	: A. Charles
	Address	: Flat No.2, Block No.177, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai-600 040.
	Phone No	:8870028168
	Pan number	: AAEPG4571C
	Email id	:
	Name	: R. GOPAL SANKAR
	Father name	: S.P. Ramanujam
	Address	: Flat No.3, Block No.177, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai-600 040
	Phone No	: 9840604616
	Pan number	: AAIPG3997J
	Email id	:
	Name	: S. JAYAMANI
	Father name	: A. Sokkalingam
	Address	: Flat No.4, Block No.177, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai-600 040.
	Phone No	: 9444830990
	Pan number	: ACJPI9932B
	Email id	:
	Name	: IRENE ELIZEBETH ABEL
	Husband Name	: Jacob Mohan Abel
	Address	: Flat No.5, Block No.177, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai-600 040.
	Phone No	: 9840978544
	Pan number	: ACEPA3084A
	Email id	:
	Name	: LUCY VANITA ABEL
	Father name	: Jacob Mohan Abel
	Address	: Flat No.5, Block No.177, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai-600 040.
	Phone No	: 9884093541
	Pan number	: AHSPA3461C
	Email id	:

	Name	: SUNDARA RAJAN RAJASUNDARI
	Husband name	: P.Mohan Prasad
	Address	: Flat No.6, Block No.177, Kurinji Colony, 4th Avenue, Anna Nagar, Chennai-600 040.
	Phone No	:
	Pan number	: GIOPS6532P
	Email id	:

(iii) Company

- a. Name : India builders (Chennai) Limited
- b. Address : AA36, 3rd main road, 3rd street,
Anna Nagar, Chennai-600040.
- c. Copy of registration certificate : **Details Enclosed**
- d. Main objects : Promoters
- e. Name directors : **J. Uttam Kumar**
- f. PAN No of Director : **AAAPU3876C**
- g. Address : No. 5106/6, The Jade Junction,
15th Main road, Anna Nagar,
Chennai -600040.
- (iv) Pan (Company) : **AABC13731Q**
- (v) Name of the bank : Axis bank Ltd.,
Address of the Bank : Plot No.3635, New Door No.87,
Old No.17, 3rd Avenue,
Anna Nagar East, Chennai -600102.
- (vi) Details of Project held by applicant : **FSI Area 1036.48 Sqm**
- (vii) Details of Approval obtained from various Competent Authorities for commencing the project : **Planning permit & Building Permit Enclosed**
- (viii) 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. : **Nil.**
- (ix) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) : **Self development**

- (x) Registration fee by way of NEFT dated 02/04/2023 from Axis Bank Ltd., Anna Nagar, Chennai- 600 102. UTR No. AXIC230916088901 For an amount of Rs.20,730/- (Rupees: Twenty Thousand Seven Hundred and Thirty only) calculated as per sub-rule(3) of rule 3 : Details Enclosed
- (xi) Any other information the applicant may like to furnish: Nil

2. we enclose the following documents in triplicate, namely:-

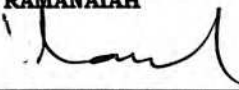
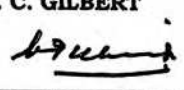
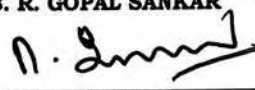
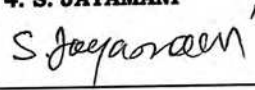
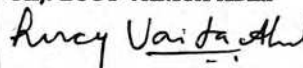
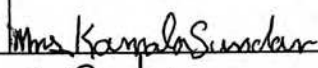
- (i) Authenticated copy of the PAN card of the promoter : Details Enclosed
- (ii) Audited balance sheet of the promoter for the preceding financial year :Details Enclosed
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person : Details Enclosed
- (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 : 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 : Details Enclosed
- (vi) 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 : Details Enclosed
- (vii) 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 : Details Enclosed

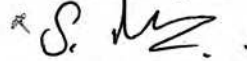
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy : **Details Enclosed**
- (ix) 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 : **Details Enclosed**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : **Details Enclosed**
- (xi) 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 : **Details Enclosed**
- (xii) The number and areas of covered parking available in the project : **Details Enclosed**
- (xiii) The number of open parking areas available in the project : **Details Enclosed**
- (xiv) Details of Undivided Shares pertaining to the project : **Details Enclosed**
- (xv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Details Enclosed**
- (xvi) 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 : **Details Enclosed**
- (xvii) A declaration in FORM 'B' : **Details Enclosed**

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

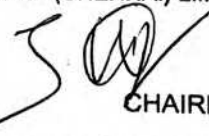
Dated : 27/03/2023

Place : Chennai

1. V. RAMANAIAH 	2. C. GILBERT 	3. R. GOPAL SANKAR 	4. S. JAYAMANI 
5(i). IRENE ELIZABETH 	5ii). LUCY VANITA ABEL 	6. RAJASUNDARI 	



Yours faithfully,
For INDIA BUILDERS (CHENNAI) LIMITED


CHAIRMAN

Signature and seal of the applicant(s)

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

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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.

