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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT



To
Tamil Nadu Real Estate Regulatory Authority (TN RERA)
Thalamuthu Natarajan Maaligai,
No:1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Door No: New No:8, Old No:12, Plot No:485 (W), 22nd Link Street, 3rd Main Road, Indira Nagar, Adyar, Chennai – 600 020, Comprised in T.S.No:11, Block No:19 of Thiruvanmiyur Village, Greater Chennai Corporation.

1.The requisite particulars are as under:-

i) Status of the applicant, whether individual/company/proprietorship firm/societies/partnership firm/competent authority;

ii) In case of individual:

(a) Owner's Name:

1) K.Thyagarajan, 2) K.Ramadas alias K.Ramadoss & R.Srimathi 3) R.Krishnan 4) Geetha Narayanan 5) C.R.Sridharan 6) AM.Srinivasa Gopal (formerly know as A.Gopal, name changed) & Pushkala Gopal 7) V.Sankar and 8) K.R.Ganesh

Flat No.1

Flat No.5

Flat No.8

Flat No.2

Flat No.6

Flat No.3

Flat No.7

Flat No.4

For ASSOCIATED ENGINEERING CONCERNS

Partner

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

(a) Name of the Developer: **M/s ASSOCIATED ENGINEERING CONCERNS**
(b) Address: No:16, 3rd Floor, 3rd Main Road, 16th Street, Nanganallur, Chennai – 600 061.Mail Id: aec@aecchennai.com. Phone No:9840863691
(c) Copy of registration certificate - **Enclosed**
(d) Main objects – **Developer**
(e) Name, Mobile No, Email, Photograph and address of chairman of the governing body/partners/directors etc.,- **Annexure Enclosed**

(iii) PAN No – **Enclosed**

(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 – **Enclosed**

v) Details of project land held by the applicant – **Owner**

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

i) Planning permission approval letter – **Enclosed**
ii) Planning permit – **Enclosed**
iii) One set of approved plan with local body seal – **Enclosed**
iv) Building permit - **Enlcosed**

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 cased pending, details of type of land and payments pending etc., - **Enclosed**

Flat No.1

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For ASSOCIATED ENGINEERING CONCERNS

Partner

viii) Agency to take up external development works **Chennai Corporation** Local Authority (exact Authority or any agreement to the Authority)/Self Development;

ix) Registration fee by way of a demand draft dated **27/09/2022** drawn **ICICI bank** bearing No:**517363** for an amount of **Rs.21,000/-** calculated as per sub-rule(3) of rule 3;

x) Any other information the applicant may like to furnish - **Nil**

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 of proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; - **GP OPINION ALONG WITH DOCUMENTS ARE 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; - **Nil**

Flat No.1

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Flat No.3

Flat No.4

Flat No.5

Flat No.6

Flat No.7

Flat No.8

For ASSOCIATED ENGINEERING CONCERNS

Partner

(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; - **Owner**

a) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with 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 certify ate for each of such phases; - **Enclosed**

(vi) The sanctioned plan, layout plan and specification of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; - **CMDA AND LOCAL BODY IS GREATER CHENNAI CORPORATION**

(vii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting 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**

(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**

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Flat No.2

Flat No.3

Flat No.4

Flat No.5

Flat No.6

Flat No.7

Flat No.8

For ASSOCIATED ENGINEERING CONCERNS

Partner

(xi) The number and areas of covered parking available in the project; - **Enclosed**

(xii) The number of open parking areas available in the project; - **Nil**

(xiii) Details of undivided Shares pertaining to the project; - **Enclosed**

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; - **Nil**

(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;

Flat No.1

Flat No.2

Flat No.3

Flat No.4

Flat No.5

Flat No.6

Flat No.7

Flat No.8

For ASSOCIATED ENGINEERING CONCERNS

Partner

Consultant	Name and Address	Registration No
Architect / L.S.	**R.Prem Kumar** Old Door No:49A, New Door No:72, Therowpathi Amman Koil 1st Street, Velachery, Chennai – 600 042 98410673839 rpk1510@gmail.com	RE/GR-II/19/03/026
Structural Engineer	**M.Shankar** No:11, Theradi Street, Pallikkaranai, Chennai – 600 100 9282102586 m_shankarengineer@yahoo.co.in	SE/GR-II/19/03/021
Geo-Tech Expert	**Dr.B.Ram Prasad** Prasad Armstrong Yen Gec(P) Ltd New No:821, Old No:439/4 Poonamallee High Road, Arumbakkam, Chennai – 600 106 9384752246 paygec@yahoo.com	GTE/19/02/002
Site Engineer	**M.Murugan** No:2, 404, Alangudi Taluk, Kulanthaivinayar Kottai, Pudhukottai – 622 301 9940228278 Muruganm522@gmail.com	CE/19/05/274
Developer	**M/s. ASSOCIATED ENGINEERING CONCERNS** No:16, 3rd Floor, 3rd Main Road, 16th Street, Nanganallur, Chennai– 600 061 9840863691 aec@aecchennai.com	RD/2021/02/1298

Flat No.1

Flat No.4

Flat No.7

1

2

Flat No.2

Flat No.5

Flat No.8

1

2

Flat No.3

Flat No.6

For ASSOCIATED ENGINEERING CONCERNS

Partner

(xvi) 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: 30/09/2022

Place: CHENNAI

Yours Faithfully,

For ASSOCIATED ENGINEERING CONCERNS

Partner

Flat No.1

Flat No.2

Flat No.3

Flat No.4

Flat No.5

Flat No.6

Flat No.7

Flat No.8

ANNEXURE

1) Name of the Developer : **M/s ASSOCIATED ENGINEERING CONCERNS**

2) Address : No:16, 3rd Floor, 3rd Main Road,
16th Street, Nanganallur,
Chennai – 600 061.

3) Email ID : aec@aecchennai.com

4) Contact No : 9840863691

5) Partner Name's:

i) H.Natarajan



ii) T.J.Zachariah



6) Name of the Owner's:

i) K.Thyagarajan
Flat No:1, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai - 600 020.





ii) (a) K.Ramadas alias K.Ramadoss
Flat No:2, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai – 600 020.



(b) R.Srimathi
Flat No:2, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai – 600 020.



iii) R.Krishnan
Flat No:3, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai – 600 020.

iv) Geetha Narayanan
Flat No:4, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai – 600 020.



N. Geetha

v) C.R.Sridharan
Flat No:5, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai – 600 020.



C.R. Sridharan

vi) (a) AM.Srinivasa Gopal (formerly know as A.Gopal, name changed)
Flat No:6, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai – 600 020.



A. Gopal

(b) Pushkala Gopal
Flat No:6, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai – 600 020.



Pushkala



vii) V.Sankar
Flat No:7, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai – 600 020.



viii) K.R.Ganesh
Flat No:8, New No:8, Old No:12,
Plot No:485(W), 22nd Link Street,
3rd Main Road, Indira Nagar, Adyar
Chennai – 600 020.

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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OMR Thoraipakkam,
Chennai 600 097, India
hello@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.