

RE

REGULATORY RECORD

# RERA Document

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**FORM 'A'**

(See Rule 3(2))

**APPLICATION FOR REGISTRATION OF PROJECT**

TO

The Real Estate Regulatory Authority,  
CMDA, Tower – II, Door No.1A, 1<sup>st</sup> Floor,  
Gandhi Irwin Bridge Road, Egmore, Chennai – 600 008.  
Chennai

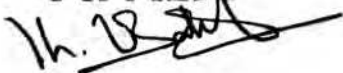
Sir,

We hereby apply for the grant of registration of our project to be set up at

Project Name AIKYA  
Block No.12, in Bobbilaraja Salai,  
Kalinga Colony, K.K.Nagar,  
Chennai – 600 078.

| S.NO  | PARTICULARS                                |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.    | The requisite particulars are as under:-   |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (i)   | Status of the of the applicant             | <p>Sole Proprietorship - ATRIA<br/><b>Purchaser</b> - Mr. Rajkumar &amp; Mrs. Meena<br/><b>Land owners (Individual)</b></p> <ol style="list-style-type: none"> <li>1. Mrs.M.VALLIAMMAI</li> <li>2. Mrs.NIRMALA (Mrs.NIRMALA ARIYAVALLI SOBHANAKUMAR AMBROSE)</li> <li>3. Mrs.A.SANGEETHA</li> <li>4. Mrs.S.RAJESWARI</li> <li>5. Mrs.ASHA SUSAN MATHEW</li> <li>6. Mrs.M.VASANTHA</li> <li>7. <b>Mr.M.NAGARAJAN</b></li> </ol> |
| (ii)  | Details of Proprietorship Concern          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|       | (a) Name                                   | <b>ATRIA</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |
|       | (b) Address                                | Sri Rama Krupa, 2 <sup>nd</sup> Floor, No.15, 2 <sup>nd</sup> Floor, Mahalingapuram Main Road, Chennai – 600 034                                                                                                                                                                                                                                                                                                               |
|       | (c) Copy of Registration Certificate       | 33AJCPB8126H2ZM<br>GST certificate - Enclosed                                                                                                                                                                                                                                                                                                                                                                                  |
|       | (d) Main Objects                           | Enclosed                                                                                                                                                                                                                                                                                                                                                                                                                       |
|       | (e) Name of Proprietor<br>Photos & Address | Mr.K. Balachandar<br>Photo Enclosed                                                                                                                                                                                                                                                                                                                                                                                            |
| (iii) | PAN Number                                 | AJCPB8126H                                                                                                                                                                                                                                                                                                                                                                                                                     |

For

**ATRIA**


Proprietor

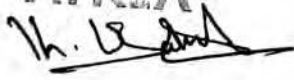
| S.NO   | PARTICULARS                                                                                                   |                                                                                                                                                                                                                                                                               |
|--------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (iv)   | Name and address of the Bank with which account in terms of Section 4(2)(1)(d) of the Act will be maintained. | ICICI Bank<br>No.15, Ground Floor,<br>Mahalingapuram Main Road,<br>Mahalingapuram, Chennai - 600 034                                                                                                                                                                          |
|        | (a) Name of Account                                                                                           | Atria - Aikya                                                                                                                                                                                                                                                                 |
|        | (b) Type of Account                                                                                           | Collection Account                                                                                                                                                                                                                                                            |
|        | (c) Account Number                                                                                            | 434105000896                                                                                                                                                                                                                                                                  |
| (v)    | Details of Project Land held by the applicant                                                                 | Block No.12, in Bobbilaraja Salai, Kalinga Colony, K.K.Nagar, Chennai - 600 078, erected on the land comprised in Survey Nos. 55 (PART) & 55/1B (Part), T.S.No.2/12, Block No.98 (as per Extract from the Town Survey Land Register) Kodambakkam Village, K.K.Nagar, Chennai, |
| (vi)   | Registration Applied for (Specify the Blocks)-clearly to be mentioned in the site plan                        | Stilt + 5 floors Residential Building                                                                                                                                                                                                                                         |
| (vi a) | Usage of the Building                                                                                         | Residential                                                                                                                                                                                                                                                                   |
| (vii)  | Extent of the Land in sq.mtr. (Extent for which FSI permitted)                                                | 641.025 Sq.Mtr.,                                                                                                                                                                                                                                                              |
| (viii) | Details of Approval / NOC / Consent obtained from various Competent Authorities                               | Not Applicable                                                                                                                                                                                                                                                                |
|        | (a) Copy of Planning Permission Approval Letter                                                               | Enclosed                                                                                                                                                                                                                                                                      |
|        | (b) Copy of Planning Permit                                                                                   | Enclosed                                                                                                                                                                                                                                                                      |
|        | (c) Copy of one set of Approved Plans with Local Body seal                                                    | Enclosed                                                                                                                                                                                                                                                                      |
|        | (d) Copy of Building Permit / Approval Letter from Village Panchayat                                          | Enclosed                                                                                                                                                                                                                                                                      |
|        | (e) Copy of Environment Clearance (as applicable)                                                             | Not Applicable                                                                                                                                                                                                                                                                |

For **ATRIA**  
  
 Proprietor

| S.NO   | PARTICULARS                                                                                                                                                                                                                                                                            |                                                                                               |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| (ix)   | Total Floor Area in sq.m. for which registration is required, Abstract for each category, i.e., Residential / LIG / Other than LIG / Commercial                                                                                                                                        | 1726.01 sq.m                                                                                  |
| (x)    | Registration Fees                                                                                                                                                                                                                                                                      |                                                                                               |
|        | i) Residential - upto 60 sq.m                                                                                                                                                                                                                                                          | Rs.10/- per sq.m                                                                              |
|        | ii) Residential - more than 60 sq.m                                                                                                                                                                                                                                                    | Rs.20/- per sq.m                                                                              |
|        | iii) Other category of buildings                                                                                                                                                                                                                                                       | Rs.25/- per sq.m                                                                              |
|        | iv) Commercial                                                                                                                                                                                                                                                                         | Rs.50/- per sq.m                                                                              |
|        | v) Layout (for saleable area)                                                                                                                                                                                                                                                          | Rs. 5/- per sq.m                                                                              |
| (xi)   | Calculation sheet of Registration Fee to be attached                                                                                                                                                                                                                                   | Enclosed                                                                                      |
| (xii)  | Registration fee remitted and mode of payment UTR No./Reference No.                                                                                                                                                                                                                    | Enclosed                                                                                      |
| (xiii) | Brief detail of the projects launched in the past 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 | EMPORIO, Plot No.A-44, Door No.19/33, 10th Avenue, Ashok Nagar, Chennai - 600 083 - completed |
| (xiv)  | Plan of development works:                                                                                                                                                                                                                                                             |                                                                                               |
|        | (a) Water Supply                                                                                                                                                                                                                                                                       | Ground water & Chennai Corporation                                                            |
|        | (b) Sewage Disposal                                                                                                                                                                                                                                                                    | CMWSSB                                                                                        |
|        | (c) Solid Waste Disposal (Garbage)                                                                                                                                                                                                                                                     | Greater Chennai Corporation                                                                   |
|        | (d) Renewable Energy                                                                                                                                                                                                                                                                   | Solar photo voltaic system and generate                                                       |
|        | (e) Fire Fighting (for MSB)                                                                                                                                                                                                                                                            | Not Applicable                                                                                |
|        | (f) Emergency Evacuation Services (for MSB)                                                                                                                                                                                                                                            | Not Applicable                                                                                |
| (xv)   | 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 endpoints of the project(Google image with site location) with GPS Coordinates                                         | Enclosed                                                                                      |
| (xvi)  | a) Proforma of allotment letter, prescribed by the promoter, if any.                                                                                                                                                                                                                   | Enclosed                                                                                      |
|        | b) Sale Agreement and Construction Agreement (blank format) duly signed by promoter in all pages                                                                                                                                                                                       | Enclosed                                                                                      |

For **ATRIA**  
  
Proprietor

| S.NO    | PARTICULARS                                                                                                                                                                                                                                            |                                                                                                                                                              |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (xvii)  | 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 duly signed by promoter in all pages | Enclosed                                                                                                                                                     |
| (xviii) | Structural Stability Certificate                                                                                                                                                                                                                       | Enclosed                                                                                                                                                     |
| (xvii)  | a) Name of the Architect<br>MCA No.                                                                                                                                                                                                                    | REENA NISHANTHI LYDIA. P<br>CA/2009/46301<br>Door No.31/14, 2 <sup>nd</sup> Floor,<br>Cenotaph Road, 1 <sup>st</sup> Street,<br>Alwarpet, Chennai – 600 018. |
|         | b) Name of the License Surveyor<br>L.S.No.                                                                                                                                                                                                             |                                                                                                                                                              |
|         | c) Name of the Structural Engineer<br>Registration No. of Structural Engineer                                                                                                                                                                          | C.KANNAN B.E., M.E.,(Structure)<br>SE/GR-I/19/02/002<br>No.21, 4 <sup>th</sup> Main Road. Indira Nagar, Chennai – 600 020.                                   |
|         | d) Name of the Contractor, if any                                                                                                                                                                                                                      | Not Applicable                                                                                                                                               |
| (xx)    | Audited Balance Sheet of the promoter for the preceding financial year                                                                                                                                                                                 | Enclosed                                                                                                                                                     |
| (xxi)   | Copy of Patta / PLR / Sale Deed. If the applicant now applied for registration is different from the Planning Permit obtained applicant, link document should be furnished.                                                                            | Not Applicable                                                                                                                                               |
| (xxii)  | Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA)                                                                                                                                                           | Enclosed                                                                                                                                                     |
| (xxiii) | Form 'B' – in Rs.20/- stamp paper duly signed by the promoter in all pages                                                                                                                                                                             | Enclosed                                                                                                                                                     |
|         | a) Validity of Planning Permit                                                                                                                                                                                                                         | 14/03/2031                                                                                                                                                   |
|         | b) Project Completion date                                                                                                                                                                                                                             | January 2024                                                                                                                                                 |
| (xxiv)  | CD with all the above details in PDF format                                                                                                                                                                                                            |                                                                                                                                                              |

For  
  
 Proprietor

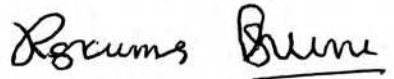
We solemnly affirm and declare that the particulars given n herein are correct for our knowledge and belief.

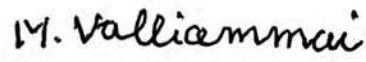
Dated: 19/05/2023

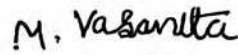
Place: Chennai

Yours Faithfully

For **ATRIA**  
  
**M/S. ATRIA**  
Proprietor

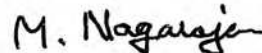
  
**Mr. RAJKUMAR & Mrs. MEENA**

  
**Mrs. M. VALLIAMMAI**

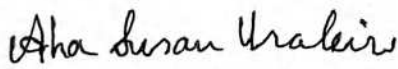
  
**Mrs. M. VASANTHA**

  
**Mrs. NIRMALA**  
(Mrs. NIRMALA ARIYAVALLI SOBHANAKUMAR AMBROSE)

  
**Mrs. A. SANGEETHA**

  
**Mr. M. NAGARAJAN**

  
**Mrs. S. RAJESWARI**

  
**Mrs. ASHA SUSAN MATHEW**

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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+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.

