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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority
No.1A, 1st Floor, Gandhi Irwin Bridge Road
Egmore, Chennai 600 008

Sir,

We hereby apply for the grant of registration of our project located at Door No.160/1, Jawaharlal Nehru Road (7th Avenue) Anna Nagar West, Chennai 600 040 in Survey No.202 part, 207 part, 212 part, 227 part, T.S. No.14/5, Block No.28, Koyambedu Village, within the limits of Greater Chennai Corporation, Zone - N08, Ward – N104, Taluk : Aminjikarai, District : Chennai, State : Tamilnadu.

PROJECT NAME: **GP - SUBHAMANGALAM APARTMENTS**

Consists of Single Block (HRB), Extended Basement floor + Stilt Floor + 9 floors Residential Building with 53 dwellings

1. The requisite particulars are as under:-

(i) Status of the applicant: Individuals and Limited liability partnership

Individuals : a) List Enclosed

(b) Limited liability partnership

(a) Name : **GREENPEACE HOUSING LLP.**

(b) Address: No.9,10, Pasupathy Street, Kothari Nagar, Ramapuram, Chennai 600 089

c) Copy of registration certificate: **enclosed**

(d) **Main objects**

To carry out buying, selling and dealing with real estate, development of land, construction of buildings, commercial and/or residential, construction of villas and any other ancillary business or any other business as may be decided by the majority of the Partners.

(e) **Name, photograph and address of the partner**:



GREENPEACE HOUSING LLP.,
Rep. by its Partner Mr. S.R. JAGADEESAN
No.9,10, Pasupathy Street, Kothari Nagar, Ramapuram,
Chennai 600 089
Contact No.:9884377762
E.mail ID: greenpeacehousing@gmail.com

(iii) PAN No. **: AAMFG7227M**

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained ;

A/C NAME: GREENPEACE HOUSING LLP SUBHAMANGALAM APARTMENTS RERA

ADDRESS OF THE BANK :
IDFC FIRST BANK Ltd.
Ashok Nagar Branch
Ground Floor, Mahalaxmi Building
46/43, 10th Avenue, Ashok Nagar, Chennai 60 083

Account No.
TNRERA DESIGNATED ACCOUNT – 10121767386
TNRERA COLLECTION ACCOUNT – 10122051497
TNRERA UTILISATION ACCOUNT – 10122060558

(v) Details of project land held by the applicant;

Door No.160/1, Jawaharlal Nehru Road (7th Avenue) Anna Nagar West, Chennai 600 040 in Survey No.202 part, 207 part, 212 part, 227 part, T.S. No.14/5, Block No.28, Koyambedu Village, within the limits of Greater Chennai Corporation, Zone - N08, Ward – N104, Taluk: Aminjikarai, District: Chennai, State: Tamilnadu.

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

Planning Permit No. **C3 (S)/578/2021 dated 23.09.2022** issued by **CMDA.**

Building Permit No. **CEBA/WDCN08/00384/2022 dated 30.12.2022**

(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 and payments pending etc. ;

Project Name	:	WILLOW BROOK
Address	:	Plot No.VIII, Madras Telephones Nagar Main Road, Perungudi, Chennai 600 096
District	:	Chennai
Project Description	:	8 flats constructed in stilt + 4 floors
Current status	:	Handed over
Category of Building	:	Special Building
CMDA approval No.	:	B1/15403/2013, dated 04.03.2014
Completion Certificate No.	:	EC/South -II/243/2017 dated 26.09.2017
Is there any case pending	:	Nil
Payment pending	:	Nil

(viii) Agency to take up external development works, Local Authority (exact Authority or any agreement to the Authority) / Self Development; **Not applicable**

(ix) Registration fee by way of a demand draft dated **03.02.2023** drawn on IDFC First Bank bearing no. **634024** for an amount of **Rs.91855/-** (Rupees NIney One Thousand Eight Hundred Fifty Five Only) calculated as per sub-rule (3) of rule 3;

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

2. 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 is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **Sale deed in the name of owners, Patta and Power of attorney 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**

(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; **Joint development agreement enclosed**

(A) 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; **Enclosed**

(vi) 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; **Enclosed**

(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**

(xi) the number and areas of covered parking available in the project; (xii) the number of open parking areas available in the project;

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

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

(xvi) a declaration in FORM 'B': **Enclosed**

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

Dated:03.02.2023
Place: CHENNAI

Yours faithfully,

For GREEN PEACE HOUSING LLP

Partner

Signature and seal of the applicant(s)

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

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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.