

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To

The Tamil Nadu Real Estate Regulatory Authority,
CMDA Tower II,
1A, Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

Sir,

We hereby apply for the grant of registration of our project to be set up at 147/3A1, 147/3B, 147/4B1A2, 147/3C, 147/4C1, 147/8, 147/9A, 147/7B and 147/6B of
Pudupakkam Village, Vandalur Taluk, Chengalpet District of Tamil Nadu.

1. The requisite particulars are as under:-

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

Society (Owners Welfare Association)

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

(a) Name of the Society: **Green 201 Owners Welfare Association**

(b) Address: S. No. 147, M.R. Radha Road, Pudupakkam Village, PIN - 603103.

(c) Copy of Registration Certificate - Attached

(d) Main objects:

- To carry on the day-to day work relating to all aspects of the building apartments, common areas, common facilities and common services therein.
- The primary purpose of the society is to execute and complete the Project GT 201.
- The powers of the association committee is to collaborate with the builder in collection, disbursement and accounting of funds.

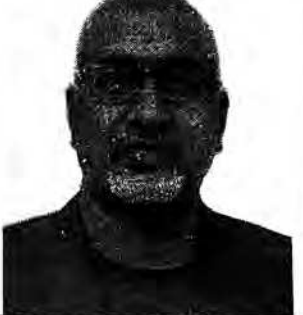
(e) Name, photograph and address of chairperson of the governing body / partners / directors etc.:



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Green 201

In our case, the authorized signatories of the Association are as under:

Signatories	Name	Address	Photograph
President	Mr. R. Balakumar	No. 64, Chand Tower, L.B. Road, Thiruvanniyur, Chennai - 41 Mobile - 96772 99979 Email : balakumarr@yahoo.com	
Secretary	Dr. K. Babu, Ph.D.,	2/372, Pillaiyar Koil Street, Pudupakkam - 603103 Mobile - 97887 72533 Email : babhu79@gmail.com	
Treasurer	Mr. Balaji Alapilla Sampath	Plot No. 69, Radha Nagar, II Main Road, Perumbakkam, Chennai - 100 Mobile - 99625 54454 Email : asbalaji@gmail.com	

(iii) PAN No.: AACAG8386J

(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:

ICICI Bank, Perumbakkam Branch, Chennai - 100

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

All that piece and parcel of vacant land measuring an **extent of 3 Acres 76.20 Cents** situated in **PUDUPAKKAM Village**, Vandalur Taluk (formerly Thiruporur Taluk), Chengelpet District (formerly Kancheepuram District), comprised in the following **Survey Numbers of 147/3A1, 147/3B, 147/4B1A2, 147/3C, 147/4C1, 147/8, 147/9A, 147/7B and 147/6B.**



Signature of Mr. Balaji Alapilla Sampath

Signature of Dr. K. Babu

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

a) MLPA Letter: ந. க. எண்: 800/2012 / மா. உ. தி. கு. dt 06.03.2013.

b) ஊராட்சி தீர்மான எண்: 124/14.03.2013 & ஊராட்சி ந. க. எண்: 2/2013 நாள்: 15.03.2013

(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.:

Not Applicable – It is the first such project of the society, formed by the allotted members of a project abandoned by the promoter.

(viii) Agency to take up external development works: Local Authority (exact Authority or any agreement to the Authority) / And Concerned Government Departments.

(ix) Registration fee by way of RTGS / NEFT made on 06-Jan-2023 vide Ref No.: 1037218234 for an amount of Rs. 5,42,930/- (Rupees Five Lakh Forty Two Thousand Nine Hundred Thirty Only) and another NEFT/RTGS made on 15-May-2023 vide Ref. No. 1171389998 for an amount of Rs. 2,07,000/- (Rupees Two Lakh and Seven Thousand Only), thus totalling to Rs. 7,49,930/- (Rupees Seven Lakh Forty Nine Thousand Nine Hundred and Thirty Only) calculated as per sub-rule (3) of rule 3;

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

In 2013, this project started by erstwhile builder, M/s. Green Tree Homes & Ventures Pvt. Ltd, that got stalled in 2015. Majority of the buyers collectively formed a society by name, "Green 201 Owners Welfare Association", duly registered (Reg. No. 88/2015) under TN Societies Act 1975. Since the original builder could not complete this project, the association entered into a litigation with erstwhile builder and the landowner, and subsequently the high court ordered an arbitration proceeding headed by Hon'ble Retd. Justice Mr. Chandru, as the Sole Arbitrator. After a long legal battle, the society secured an arbitration award, which sanctioned the Association with rights to complete this project and hand it over to the members of the Association. Despite our reminders to renew the planning permission in 2016, the builder failed to renew it. Since then, that is from 2018, the Association has been pursuing the renewal process of the lapsed planning permission. The chronology of the steps taken up by the Association are as listed below along with the copies of the correspondence with the respective government authorities.



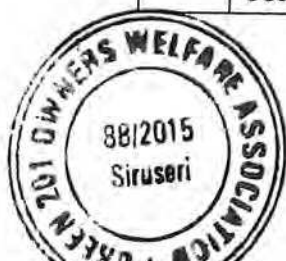
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Now, in order to complete this project, the Association and the landowner have signed a Memorandum of Understanding, on new terms and conditions.

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

S.N	Particulars	Enclosed
1	authenticated copy of the PAN card of the promoter	Enclosed
2	audited balance sheet of the promoter for the preceding financial year	Enclosed
3	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;	Enclosed
4	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;	Not applicable
5	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;	JDA enclosed
6	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
7	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
8	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;	Enclosed
9	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
10	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Enclosed



Signature

Signature

11	the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, veranda, open terrace and other common areas, if any, details of which have to be furnished separately;	Furnished
12	the number and areas of covered parking available in the project;	Furnished
13	the number of open parking areas available in the project;	Furnished
14	Details of Undivided Shares pertaining to the project;	Furnished
15	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	Not Applicable
16	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;	Attached Refer Annexure – I
17	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.

Date: 16.06.2023

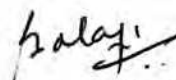
Place: Chennai

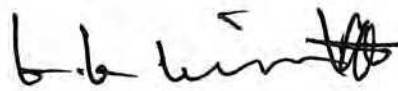
Yours faithfully,
For GREEN 201 OWNERS WELFARE ASSOCIATION



Secretary
Green 201 Owners Welfare Association

For GREEN 201 OWNERS WELFARE ASSOCIATION


TREASURER Authorised Signatory


DR. K.K. KRISHNAN KUTTY

LAND OWNER



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

Verified RealEstate
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.

