

RE

REGULATORY RECORD

RERA Document

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FORM "A

[SEE Rule 3(2)] C4888

APPLICATION FOR REGISTRATION OF PROJECT

To,

The Real Estate Regulatory Authority,
Tamil Nadu,
1st Floor, Tower 11, CMDA,
No, 1A, Gandhi Irwin Bridge Road,
Egmore, Chennai-600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at 399/1A, 1B, 1C, 1D, 1E, 1F, 3B, 418/1D2, 1A, 1B & 1C in, Kuthambakkam Village, Poonamalle Taluk, Thiruvallur District, and Tamilnadu State.

1. The requisite particulars are as under:-

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

(ii) In case of individual-

- (a) Name:
- (b) Father's Name:
- (c) Occupation:
- (d) Permanent address:
- (e) Photograph:

OR

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

- (a) Name : SHRIRAM PROPERTIES LIMITED
- (b) Address : Lakshmi Neela Rite Choice Chamber,
No: 9, Bazullah Road, T.Nagar
Chennai - 600017
- (c) Copy of registration certificate : ENCLOSED
- (d) Main objects: REAL ESTATE DEVELOPMENT.



(e) Name : Mr.M.Murali,
Designation: Director.
Photograph:

Email Id: liaisoning.chennai@shriramproperties.com
Mobile No: 9150589222



Address of the governing body / directors :

No. 40/46, 8th Main, 4th Cross, RMV Extension,
Sadashivnagar, Bangalore – 560 080.

(iii) Pan No: **AAFCS5801D**

(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:- State bank of India.

(v) Details of project land held by the applicant-- The plan Sanction obtained is to the large extent of 8.87 Acres (36,016.79 Sq.m) as a single Project. Out of 8.87 Acre (36,016.79 Sq.m), 17,632.22 Sq. Mt is the exclusive extent of UDS allocated for Tower Nos – 01,02,03 & 07 and 728.16 Sqm for commercial building

Only Four Towers (Tower Nos-01,02,03 & 07 and Commercial building) along with the Allocated UDS of 17,632.22 Sq. Mt. for residential buildings and 728.16 Sqm for commercial building are to be registered through this Application as an exclusive Phase in the overall project of the larger extent.

(vi) Details of Approvals obtained from various competent Authorities for commencing the project- Building Permit, Planning Permit & DFRS-MSB.

(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 case pending, details of type of land payments pending etc.:

Shriram Properties Ltd., developing only this Project at Survey Nos:
"Shriram Paradiso" project in Survey no. 399/1A, 1B, 1C, 1D, 1E, 1F, 3B,
418/1D2, 1A, 1B & 1C in, Kuthambakkam Village, Poonamalle Taluk, Thiruvallur



District of 8.87 Acres, this project is a single project under a single approval which is being developed under various PHASES Tower wise.

(viii) Agency to take up external development works-----
local authority (exact authority or agreement to the Authority) /Self-
Development; - Self Development

(ix) Registration fee by way of RTGS Ref: calculated as per sub-rule (3) of rule;

(x) Any other information the applicant may like to furnish - No

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

(i) Authenticated copy of the PAN card of the promoter: Attachment Enclosed.

(ii) Audited balance sheet of the promoter for the preceding financial year:
Attachment Enclosed

(iii) Copy of the title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with is owned by another person: Attachment Enclosed.

(iv) The details of encumbrances on the land which development is proposed including any rights, title, interest or name of any party in or over such land along with details: Attachment 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 joint development 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;

(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 phase, an authenticated copy of the planning permission, building permit/building sanction plan partial completion certificate for each of such phases: : Attachment 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: Attachment Enclosed.



(vii) 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:

The Project has been accorded with the NOC'S from DFRS, EC from TNSEIAA, Planning Permit from CMDA and Building Permit from Kuthambakam Village, the development works may confirm to the various NOC'S and Consents obtained.

(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: 13° 2'58.77"N, 80° 1'21.78"E; 13° 2'55.70"N, 80° 1'29.27"E; 13° 2'50.97"N, 80° 1'27.19"E; 13° 2'52.31"N, 80° 1'19.83"E.

(ix) Proforma of the allotment letter, agreement, agreement for the sale and the conveyance deed proposed to be signed with the allottees:

The Requirements of the TNRERA will be adhered to in the above said Agreement.

(x) 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 area, if any, details of which have to be furnished separately:

Attachment Enclosed

(Xi) The number and areas of covered/ Open parking available in the project:

Nos: 650 & Area – 8,125 Sq.Mt.

(Xiii) Details of undivided shares pertaining to the project: 17,632.22 Sq.Mt for residential building and 728.16 Sqm for commercial building

(Xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; Attachment Enclosed.



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: Attachment Enclosed.

(xvi) A declaration in **Form "B"** - Attachment Enclosed

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

Dated: 29-05-23

Place: Chennai



Yours faithfully

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.

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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
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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

Verified RealEstate
3/350/2 Mettukuppam,
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.

