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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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



To
The Real Estate Regulatory Authority
3rd Floor, (East wing), CMDA,
"Thalamurthu – Natrajan Maaligai"
No.1, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

Sir,

1. I/We hereby apply for the grant of registration of our project to be set up **"Project : "MAYURAAS NEST" Plot No. C92, Thiruvengada Nagar, Ambattur, Chennai - 600 053,** Comprised in **Survey No.588/2B, as per Ambattur Town Survey Field Register Ward – B, Block No. 5, T.S.No. 30 (Old Survey No. 588/23B) of AMBATUR VILLAGE Ambattur Taluk, Chennai District.**

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) Name	: **Mr. D.R.CHANDRAN**
(b) Father Name	: Late Mr. J.Duraiswamy iyer
(c) Occupation	: -
(d) Permanent address	: 17/C-92, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai - 600 053.

RAHUL ASSOCIATES

Proprietor

D.R. Chandran

(Mr. D.R. CHANDRAN)



(e) Photograph :
(f) Pan No : AOVPC6584N
(g) Cont no : 9840438960
(h) Email id : prasanna.chandran77@gmail.com

OR

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

(a) Name : **M/s Rahul Associates rep by its Prop. Mr. R.R.SHRIDHAR**

(b) Address : Old No.1403, New No. 44, H-Block, 15th Main Road, Anna nagar, Chennai – 600 040,

(c) Copy of registration certificate: **NA**
(Attached - GSTIN Certificate)

(d) Main objects : The Main objective of the organization is Promoting and developing residential And Commercial buildings in Chennai and Tamil nadu.

NAME OF THE PROPRIETOR	**ADDRESS**	**PHOTO**
Mr. R.R. SHRIDHAR	AM-16/55, 2976 D, 14th Main Road, Annanagar, Chennai – 600 040.	
Email Id	: rrs_0009@yahoo.co.in	
PAN No.	: AASPS2246N	
Contact No	: 98415 76016	

(Mr. D.R. CHANDRAN)

D.R. Chandran.

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

(i) 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:

Escrow A/c No : 510909010228523
IFSC Code : CIUB0000260
Bank & Branch : Citi Union Bank, Venkatapuram, Ambattur, Chennai - 600053

(ii) Details of project land held by the applicant: Plot Extent:- **445.93 Sq.mtr** (Total – 10 units Residential Flats (3 Bhk -5 Units & 2 Bhk -5 units)

"Project : "MAYURAAS NEST" Plot No. C92, Thiruvengada Nagar, Ambattur, Chennai - 600 053

SINO	FLOOR	FLAT NO	TYPE	RERA CARPET AREA (Sq.mtr)	TOTAL Built up AREA (Sq.mtr)	UDS LAND AREA (Sq.mtr)	CATEGORY
1	1st	A1	3BHK	93.05	135.80	51.80	Residential
2	1st	B1	2BHK	66.29	98.00	37.38	Residential
3	2nd	A2	3BHK	93.05	135.80	51.80	Residential
4	2nd	B2	2BHK	66.29	98.00	37.38	Residential
5	3rd	A3	3BHK	93.05	135.80	51.80	Residential
6	3rd	B3	2BHK	66.29	98.00	37.38	Residential
7	4th	A4	3BHK	93.05	135.80	51.80	Residential
8	4th	B4	2BHK	66.29	98.00	37.38	Residential
9	5th	A5	3BHK	93.05	135.80	51.80	Residential
10	5th	B5	2BHK	66.29	98.00	37.38	Residential
			Total	**796.69**	**1169.02**	**445.93**	

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(Mr. D.R. CHANDRAN)
D.R. Chandran

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

1. Building Permit :- CMDA, - enclosed

2. Planning Permit:- :- CMDA - enclosed

(iv) 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.

BRIEF DETAILS OF THE PROJECTS COMPLETED IN THE PAST FIVE YEARS:-

S. No	Site Address	Project Details			Current Status of the Project	Case Pending	Payment Pending
		Built up Area in Sq.mtr	Type of Constructions	No. of Flats			
1	**2015-16 VEL-PRAVAHAM** Y-15, Old.No. 155, 3rd Street, Anna Nagar, Chennai-40	584	STILT +3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
2	**THE WHITE FILEDS** Plot.No. C-101, Door.No.3, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai - 53	783	STILT +3 Floors 2 BHK FLATS	8	Completed	NIL	NIL

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D. R. Chandran.

3	**SUBBULAKSHMI** 8/75, 18th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53	609	STILT +2 Floors 2 BHK FLATS	8	Completed	NIL	NIL
4	**PENTA GARDEN** NO.73, AGNAS STREET, DHARMA NAGAR, AYAPAKKAM, CHENNAI-77	2415	STILT +2 Floors 2 BHK FLATS	28	Completed	NIL	NIL
5	**POTHUNDY ANUGRAHA** DOOR. NO.3, GNANAMURTHY NGR, PRITHIPAKKAM, AMBATTUR, CH-53	621	STILT + 3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
	2016-17						
1	**SAI BRINDAVAN** SECOND CROSS, 8TH ST., VAISHNAVI NAGAR, THIRUMULLAIVOYAL, CHENNAI-109	818	STILT+2 Floors 2 BHK FLATS	10	Completed	NIL	NIL
2	**SRI NIVASAM** 42/24, NEW CENTURY COLONY, HOSPITAL ROAD, AMBATTUR, CHENNAI -58	419	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL

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	KRISHNA VILAS						
3	C-98, CRESCENT ROAD, THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	802	STILT +4 Floors 2 BHK FLATS	8	Completed	NIL	NIL
	2017-18						
1	**KAILASH VILA** PLOT NO.88, TNEB COLONY, GNANAMURTHY NAGAR, PATTRAVAKKAM, MENAMBEDU, CHENNAI - 600 053.	465	STILT + 2 Floors 2 BHK FLATS	4	Completed	NIL	NIL
2	**SHREENIVAS** PLOT NO. 3A, BHARATHI STREET, RAMNAGAR, AMBATTUR, CHENNAI -600 053	312	GROUND + 1 FLOOR 2 BHK FLATS	3	Completed	NIL	NIL
3	**SAI SANGEETH** C-100, CRESCENT ROAD THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI - 600 053.	782	STILT + 3 FLOORS 3 BHK FLATS - 2 Nos 2BHK -6 Nos	8	Completed	NIL	NIL
4	**MENAMBEDU** NO.60, MADHAVI STREET, MENAMBEDU, AMBATTUR, CHENNAI - 600 053.						
	GANGA	319	STILT + 2 FLOORS	4	Completed	NIL	NIL

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	CAUVERY	374	STILT + 2 FLOORS	4	Completed	NIL	NIL
	YAMUNA	308	STILT + 2 FLOORS	4	Completed	NIL	NIL
	GODAVARI	283	STILT + 2 FLOORS ALL 2 BHK FLATS	4	Completed	NIL	NIL
	2018-19						
1	**VKN-SION** NO.C-69A&B, WEST END ROAD TIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	829	STILT + 4 FLOORS 2 BHK FLATS	8	Completed	NIL	NIL
2	**KAILASH** NO.191. SUNDARAM STREET, GNANAMURTHY NAGAR, AMBATTUR, CHENAI - 53	542	STILT = 2 FLOORS 2 BHK FLATS	6	Completed	NIL	NIL
	2019-20						
1	**PADMAAVATHY** NO.84, SRI BALAJI NAGAR EAST, KALLIKUPPAM, AMBATTUR, CHENNAI – 53	392	STILT + 2 FLOORS	6	Completed	NIL	NIL

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2.	**KINGS COURT** PLOT NO.10, 9TH AVENUE, BANU NAGAR, PUDUR, AMBATTUR,	718	STILT + 4 FLOOTS	8	Completed	NIL	NIL
	2020-21						
1	**NANDHI GARDENS** PLOT No.18,19&20, MASILAMANEESWARAR STREET, AMBATTUR, CHENNAI	1403.15	STILT + 4 FLOORS & 5th FLOOR - PART	19	Completed	NIL	NIL
2	**SHANTHI NILAYAM** PLOT NO 2, Door No.5/22, 1ST MAIN ROAD. NAVARATHNA GARDEN EKATTUTHANGAL, CHENNAI – 32	1031.51	STILT +3 FLOORS	9	Completed	NIL	NIL
	2021-2022						
1	**PADMALAYA** Plot No:30, 17th Avenue, Banu nagar, Pudur, Ambattur, Chennai -600 053	571.90	STILT +3 FLOORS	6	Completed	NIL	NIL

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Proprietor

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D.R. Chandran

(v) Agency to take up external development works **SELF DEVELOPMENT** Local Authority (exact Authority or any agreement to the Authority) / Self Development; -

(vi) Registration fee by way of a NEFT dated 23/06/23 drawn **on** _____, **Velachery Branch** **for the amount of** **Rs.** 21,600/- **calculated** as per sub-rule (3) of rule 3;

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

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 is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; **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; **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 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; **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

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D.R. Chandran

Proprietor

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 fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;

- Water Supply : Source from Bore Water & Metro Water.
- Sewerage Disposal : The Sewerage will be connected to the main sewer line as we have remitted the necessary fees for the road cutting for water and sewerage and once the CC is obtained we will pay the water and sewerage charges to obtain the necessary connections.
- Solid Wastage Disposal : The Solid wastes which are collected from apartments are disposed through corporation.
- Renewable Energy : We are providing Solar Panel in terrace.
- Fire Fighting & Emergency Services : It will be only applicable for MSB and not apply for this Building.

(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**

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D.R. Chandran.

(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; Covered Car Parking : **4 Nos,**

(xii) the number of open parking areas available in the project; **7 Nos**

(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; **NA**

(xv) Site 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;

Consultant	**Name and Address**	**Registration No.**	**E-Mail ID & Mobile No.**
Architect / L.S.	**V.S. VIGNESWAR** No.50, south mada street, Villivakkam Chennai – 600 049	RA/Gr.I/19/03/022 on 01.03.2019 valid up to 29.02.2024	v.s.vigneswar@gmail.com & **9566157840**
Structural Engineer	**Thiru. Packiyaraj P** No.28, Kattabomman Street, Taramani, Chennai – 600 113.	SE/GR-I/2020/09/279 dated : 01.09.2020 valid upto 31.08.2025	packiaraj9802@gmail.com & 9962529802

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D.R. Chandran

Geo-Tech Expert	**G.MANOJ KUMAR** **GLOBE GEOTECHNIQUES** 17/10,Vinayagapuram, IIIrd Street, MMDA Arumbakkam, Chennai – 600 106	GTE/19/03/012 on 21/03/2019 Valid up to 20.03.2024	manojkumargad@gmail.com & 9994712791
Promoter/Builder	**Mr. R.R.SHRIDHAR** **RAHUL ASSOCIATES** Old No.1403, New No. 44, H-Block, 15th Main Road, Anna nagar, Chennai – 600 040,	RD /19/04/250 On 09.04.2019 Valid up to 08.04.2024	rahulassociates27@yahoo.com & 9841576016
Site Supervision Engineer	**R.ANANDHAN** No.316, 16th Street, NSK Nagar, Arumbakkam, Chennai – 600 106	CE/19/03/029 On 08/03/2019 valid up to 07.03.2024	anandhan.dce@gmail.com, & 7904962098

(xvi) a declaration in FORM 'B'. Enclosed

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

RAHUL ASSOCIATES
Proprietor

Dated:

Place:
Chennai

Yours faithfully,
Signature and seal of the applicant(s)

D.R.Chandran

(Mr. D.R. CHANDRAN)

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.