

RE

REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

FORM "A"

[SEE Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu the Real Estate Regulatory Authority,  
(TNRERA)  
1<sup>st</sup> Floor , Tower-II, CMDA,  
No. 1A, Gandhi Irwin Bridge Road,  
Egmore, Chennai – 600008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at No. 6, Plot no. B-106,107 Kilpauk Garden Colony, Chennai – 10.

1. The requisite particulars are asunder:-Companies

(a) Name

(b) Father's Name

(c) Copy of registration certificate

(d) Main Objects

(e) Name, photograph and address of chairman of the governing body/partner/director etc.

Pan No. (Company)

(c) Name of the Bank  
Address of the Bank

(ii) Details of Project & land held by the applicant

(iii) Details of Approvals obtained from various competent Authorities for commencing the project- **Planning Permit & Building Permit 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 case pending, details of type of land payments pending etc: **ENCLOSED**

TS No 81/77, Egmore village.  
9841288842; dhiraj@sreerosh.in.  
: Sreerosh Properties (P)Limited  
: Sreerosh Centre, 2<sup>nd</sup> Floor,  
No.97, (Old No. 47) New Avadi Road,  
Kilpauk, Chennai – 600010.  
: Details Enclosed  
: Promoters  
: Enclosed

: AAGCS1661J

: Karnataka Bank, AnnaNagar East,  
: Chennai -40.

: Ownership

For SREEROSH PROPERTIES (P) LTD

  
D. DHIRAJ  
Sr. Commercial Manager

(v) Agency to take up external development works : **Self Development**

Local authority (exact authority or agreement to the Authority) /Self- Development.

(vi) Registration fee by way of a demand draft dated- 26/12/22 drawn on Karnataka Bank, D/D bearing no 315805 for an amount of Rs. 28,380/- (Rupees Twenty eight thousand three hundred and eighty Only) calculated as per sub- rule (3) of rule;

(vii) Any other information the applicant may like to furnish : **NIL**

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

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

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

: **Details 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 : **Details 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: **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 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 : **Not applicable**

(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 : **Details 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 : **Planning permit & Building permit 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 : **Details Enclosed**

For **SREEROSH PROPERTIES (P) LTD**

  
D. DHIRAJ  
Sr. Commercial Manager

(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 : **Details Enclosed**

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

(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 : **Details Enclosed**

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

(Xii) The number of open parking areas available in the project: **mentioned in the carpet area statement.**

(Xiii) Details of undivided shares pertaining to the project: **Details Enclosed**

(Xiv) The names, address, phone numbers, email ids, and registration details of real estate agents, if any, of the proposed project : **-NA-**

(Xv) The name , addresses, phone numbers, email ids and registration details of the constructors, architects, structural engineers, project management consultants, HAVC consultants and Geo Technical Engineer, if any and other professionals or key persons, if any associated with the development of the proposed project: **Details Enclosed.**

(xvi) A declaration in Form "B" : **Enclosed**

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

Dated: 27/12/22.  
Place: Chennai

Yours faithfully

For **SREEROSH PROPERTIES (P) LTD**



**D. DHIRAJ**  
Sr. Commercial Manager

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.

[/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**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

