

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Date: 22.08.2023

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 – 600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at Plot Nos.(187,188,199 & 200)-E,Thirugnanasambandar Street, Srinivasa Nagar, Madipakkam, Chennai – 600 091, Chennai District,TamilNadu.

1. The requisite particulars are as under:-

(i) Status of the applicant partnership firm / competent authority;

(a) Name

: Vesta Builders & Promoters

(b) Address

: Plot No.9, First Floor,
Sarathy Nagar 5th Street,
Velachery,
Chennai – 600 042.

(ii) Copy of registration Certificate

: Enclosed

(c) Main objects

: Flat Promotion



For VESTA BUILDERS & PROMOTERS

[Signature]

K. E. Srinivasan
Partner

Authority

(d) Name

: K.Natarajan
98411 75672
: K.Moorthy
98411 86690

3. Details of Land Owner only in case of Joint Venture : Nil

PAN No.

: AADFV6368H

Email Id

: vestabuilderspromoters1@gmail.com

(iii) Name and address of the Bank
with which account in terms of
section 4 (2)(1)(D) of the Act will
be maintained

: Indian Bank,
Current Account No.
7572278259
T.L Road Branch,
9, Sambandam Garden,
Velachery, Chennai – 42.

(iv) Details of project land held by the applicant : Plot Nos.(187,188,199 &
200)-E,
Thirugnanasambandar Street,
Madipakkam,
Chennai – 600 091.

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

: CMDA/PP/NHRB/S/0313/2023
dt.19.06.2023

Issued by Chennai Metropolitan Development Authority
: CEBA/WDCN14/00261/2023
dt.18.07.2023

Issued by Greater Chennai Corporation.

For VESTA BUILDERS & PROMOTERS



K. Moorthy
Partner

- (vi) 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 over in time payments pending etc : Projects Sundara Kamalalaya at Nannganallur, Chennai – 600 061, Krishna at Puzhuthivakkam, Chennai – 600091, Elegance at Madipakkam, Chennai – 600 091, all the above projects are completed No delay No Cases Pending.
- (vii) Agency to take up
external development works : Self Development;
- (viii) Registration fee paid by way of Transfer vide Cheque dated 04.08.2023 drawn on Indian Bank, Taramani Link Road Branch, Chennai – 600042, bearing Cheque No.656204 for an amount of Rs.53,760/- (Rupees Fifty Three Thousand Seven Hundred and Sixty only), calculated as per sub-rule (3) of rule 3;
- (ix) 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;
audited balance sheet of the
promoter for the preceding financial year : Enclosed
- (ii) 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
authoentication of such title, if such
land is owned by another person : Copy of the
Title Deeds
Enclosed

For VESTA BUILDERS & PROMOTERS

K. E. Kumar
Partner

(iii) 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 :

(iv) 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 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

2. Plan of Development works

- | | |
|---|---|
| a) Water Supply | : Sourced from Borewell |
| b) Sewage Disposal | : Common Sewerage connection provided by CMWSSB |
| c) Solid Waste Disposal | : Solid waste will be collected from apartments and disposed through Corporation Staff. |
| d) Renewable Energy | : This Provision is not required, since this project is not an MSB Category |
| e) Fire Fighting & Emergency Evacuation | : This Provision is not required, since this project is not an MSB Category |
| f) Emergency Evacuation Services | : This Provision is not required, since this project is not an MSB Category |

- (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 : Enclosed Separately
- (xii) The number of open parking areas available in the project : Enclosed
- (xiii) Details of Undivided Shares pertaining to the project : Enclosed
- (xiv) Total Project Cost : 1600 lakhs
- (xv) Total Facilities / Infrastructure / amenities provided in the Layout : Sump, Lift, Rainwater Harvesting
- (xvi) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : Nil

(xvii) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project managements 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
Architects

Structural Engineer

: Mr. S.P.S. INBARAJAN,
Reg.No.SE/GR-I/19/02/009
dt.27.02.2019, Door No.3,
Flat No.G-2, Ramakrishna
Puram III Street,
West Mambalam,
Chennai – 600 033.

Site Engineer
[Contractor]

: Mr.V.RAMRAJ,
Reg.No.CE/2020/12/853,
dt. 14.12.2020,
Plot No.PPII,
Annai Theresa Nagar
2nd Street, Puzhuthivakkam,
Chennai -600 042.

For VESTA BUILDERS & PRO



K.E

Architect

: AR. V. PALANIVELU,
CA.NO.: CA/97/22319-
R.V.No: F1330,
Reg.No.RA/Gr.I/19/03/068
No.65, 12 th Avenue,
Ashok Nagar,
Chennai – 600 083.

Geo Tech Engineer

: Dr.S.CHOCKALINGAM,
Reg.No.GTE/19/03/006,
dt. 04.03.2019,
T.J.Engineers,
Anna Nagar 1st Street,
Velachery,
Chennai – 600 042

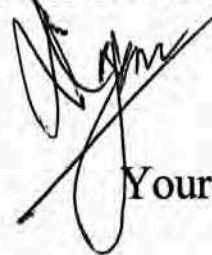
(xviii) a declaration in FORM 'B'.

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

Dated:22.08.2023

Place: Chennai

For VESTA BUILDERS & PROMOTERS



Partner

Yours Sincerely,

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.

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.

