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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

FORM A

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

3rd Floor, (East Wing), CMDA,

" Thalamuthu - Natrajan Maaligai "

No.1, Gandhi Irwin Bridge Road,

Egmore, Chennai – 600 008.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 16770 30 NOV 2022 TNRERA CHENNAI-8

Sir,

I/We hereby apply for the grant of registration of our project to be set up at "JANA PALACE" **Door No - 91/44, A.K.Samy 4th Street, Kilpauk, Chennai - 600 010. Purasawakkam Taluk, Chennai District, Tamil Nadu State.**

1. 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. J. Balakrishnan**
      (b) Father's Name - **Mr. Janarthanan**
      (c) Permanent Address - **Door No - 91/44, A.K.Samy 4th Street, Kilpauk, Chennai - 600 010.**
      (d) Mobile Number & Email Id - **9444011545** / **Balakrishnanj01@gmail.com**
      (e) PAN No - **AYXPB5868J**
      (f) Photograph



For HEMALAKSHMI CONTRACTOR

Proprietor

OR

Incase of Firm / Societies / Trust/ Companies/ Limited liability partnership / Competent authority -

(a) Name of the firm – **HEMALAKSHMI CIVIL CONTRACTOR represented by its Proprietrix R. Hemalakshmi .**

(b) Address – **No.16, Teachers Colony Main Road, Kodungaiyur, Chennai – 600 118.**

(c) Copy of Registration – **RD/2022/09/2064 (Copy attached)**

(d) Main Objects – The Main Objective of the organization is promoting and developing residential
and Commercial buildings.

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

- Name : **R. Hemalakshmi**
- Husband Name : **R.Sridhar Rajan**
- Occupation : **Business - Flat Promoters**
- Permanent Address : **Old No. 6B, New No.17, 2nd Cross Street, Gandhi Nagar, Kodungaiyur, Chennai – 600 118.**
- Mobile Number – : **9500045440.**
- Email Id - : **hemalakshmicivilcontractor@gmail.com**
- Photograph :



(iii) PAN No : **AFQPH8318K**

I Behalf Shown

For HEMALAKSHMI CIVIL CONTRACTOR

Proprietor

(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 in **CITY UNION BANK LIMITED No.17/22A, Ganapathy Rao Nagar, Redhills Road, Chennai – 600099.**
Enclosed – Origianal Letter from the Bank.

(v) Details of Project Land held by the applicant ----------
Land Owner Name Mr. Balakrishnan (Registered as Document No. 1581/1978 - SRO Purasawalkkam) , in favour of me the promoter to deal (including powers sell, to develop the said property, applying and obtaining permissions and approvals for sub – division and construction of flats) with the total Land Property measuring 4080sq.ft , Comprised in survey No.3174/1 (part) as per Patta TSLR R.S.No.3174/23, Block – 55, Purasawakkam Village , bearing Plot No.91/44, A.K.Samy Nagar, 4th Street, Kilpauk, Chennai – 600010.

(vi) Details of Approval Obtained from Various Competent Authorities For Commencing the Project :
Planning permit No.PPA/

(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.
Enclosed- Company profile & Project Details List

(viii) Agency to take up external development works -
Self Development

For HEMALAKSHMI CIVIL CONTRACTOR
Proprietor

(ix) Registration fee by way by online payment dated 25/11/2022 drawn on city union bank bearing UTR CIUBH22329008861 for an amount Rs.17,400/- Calculated as per sub-rule (3) of rule 3;

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

2 I/We enclose the following document in 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 that title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authenticantion of search title if such land is owned by another person .

Enclosed-Photo Copy of General Power

(iv) The details of encumbrance on the land on which development is proposed including any right ,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-Photo Copy of Joint Development Agreement

For HEMALAKSHMI CIVIL CONTRACTOR

Proprietor

(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, and authenticated copy of the planning permission ,building permit/building sanction plan, partial completion certificate for each of such place:
Pending-Photo Copy of Sanctioned Plan

(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:
Not Applicable

(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:
Bore Well, Metro Water Supply, Solar energy & Lift.

(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 – Photo copy of Land Survey.

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees:
Enclosed – Draft of the Allotment Letter, Agreement for Sale Constructions Agreement and Conveyance Deed

(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 – List furnishing the details of the number, type and the Carpet area.

(xi) The number and areas of covered parking available in the project;
Details furnished in the above list.

(xii) The number of open parking areas available in the Project;
Enclosed – Two Wheeler Parking area.

T. Balakrishnan

For HEMALAKSHMI CIVIL CONTRACTOR

Proprietor

(xiii) Details of Undivided Shares pertaining to the project;
Enclosed - Details of Undivided Shares.

(xiv) The names, Address, Phone numbers, email ids and registration details of real estate agents , if any, for the proposed project;
Not applicable.

(xv) The names, Address, Phone numbers, email ids and registration details of the contractors, architects, structural engineers, project management Conculsants, HAVC Consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;
Enclosed – List furnishing the details of the Architect, Structural Engineer & Site Engineer.

(xvi) A declaration in FORM 'B'
Enclosed – Affidavit cum Declaration

3. I Solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Yours Sincerely,

Dated : 28/11/2022

Place : Chennai.

For HEMALAKSHMI CIVIL CONTRACTOR

Proprietor

Signature of the Applicant

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

Verified RealEstate™

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.