

RE

REGULATORY RECORD

# RERA Document

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

# PROJECT APPLICATION FORM

109



## Promoter Details

### Firm

Name of the Firm / Company\*

JUNAID CONSTRUCTIONS LLP

Address\*

Old No.3, New No.9, Puram Prakasam Road, Balaji Nagar, Royapettah, Chennai - 600 014

Mobile No\*

+91 98409 87860

Telephone No

044 2813 1140

Copy of the Registration Certificate\*

ENCLOSED

Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,\*

K.I.JUNAID AHMED  
Old No.3, New No.9, Puram Prakasam Road, Balaji Nagar, Royapettah, Chennai - 600 014

Partner

Main objects\*

To Develop, Build, Promote and Contract residential Building and apartments and commercial complexes.

FAX Number

E Mail

jcllp786@gmail.com

State\*

TAMILNADU

Pin code\*

600 014

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### Previous Project Details (Last 5 Years only)

|                              |                                                                    |                                             |                                                                                          |
|------------------------------|--------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------|
| Project Name*                | JOY FOZAN                                                          | Project Description<br>(Max Characters) 500 | Stilt + 4 Floors<br>Residential<br>Building with 48<br>Dwelling units.<br><br>Amenities: |
| Current Status               | COMPLETED                                                          | State                                       | TAMILNADU                                                                                |
| Category of Building         | SPECIAL BUILDING                                                   | District*                                   | CHENNAI                                                                                  |
| Is there any Case<br>Pending | NIL                                                                | Pincode                                     | 600 095                                                                                  |
| Address                      | S.Nos.65/2A, 66/1<br>& 66/2, Vanagaram<br>Village,<br>Maduravoyal, |                                             |                                                                                          |

Project Name\*

WAVES APARTMENT

Project Description  
(Max 500  
Characters)

Stilt + 2 Floors  
Residential  
Building with 8  
Dwelling units.

Current Status

COMPLETED

State

TAMILNADU

Category of Building

ORDINARY BUILDING

District\*

CHENNAI

Is there any Case  
Pending

NIL

Pincode

600 041

Address

Door No.5/40,  
Maraikayar Nagar 1<sup>st</sup>  
Street, Neelankarai,  
Chennai – 600 041

# JUNAID CONSTRUCTIONS LLP

## LIST OF COMPLETED PROJECTS

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| S. No. | Name & Address of the site                                                                                       | Number of Dwelling & Types                                              | Contract      | Status    |
|--------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------|-----------|
| 1      | <b>WAVES</b><br>Neelankarai<br>No.5/40 I street, Maraikayar Nagar<br>Blue Beach Road, Neelankarai.               | 8 Flats<br>( G + 2 )<br>G.Floor - Car-Parking<br>Upper Floors - 8 Flats | Joint Venture | Completed |
| 2      | <b>JOY FOZAN</b><br>S.Nos.65/2A, 66/1 & 66/2,<br>Vanagaram Village, Vanagaram,<br>Maduravoyal, Chennai - 600 095 | Residential Flats<br>Stilt + 4 floors<br>48 Flats                       | Joint Venture | Completed |
|        |                                                                                                                  |                                                                         |               |           |
|        |                                                                                                                  |                                                                         |               |           |
|        |                                                                                                                  |                                                                         |               |           |

# 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

## 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

## 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

## 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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