

RE

REGULATORY RECORD

RERA Document

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

FORM A**APPLICATION FOR REGISTRATION OF PROJECT**

To

Tamil Nadu Real Estate Regulatory Authority
(TNRERA),
CMDA-Tower II (1st Floor)
No.1-A, Gandhi Irwin Bridge Road,
Egmore
Chennai – 600 008

Sir,

We hereby apply for the grant of registration of our project to be set up at Sembulivaram Village, Ponneri Taluk, Thiruvallur District, Sholavaram Panchayat Union, Tamil Nadu.

I. The requisite particulars are hereunder :

- | | | |
|------|--------------------------------------|--|
| (i) | Status of the Applicant | : INDIVIDUAL |
| (ii) | (a) Name | : KRISHNAKUMAR N |
| | (b) Address | : No.34, 4 th Street,
Vaishanivi Nagar, Avadi
Chennai – 600 109 |
| | (c) Copy of Registration Certificate | : |
| | (d) Main objects | : Promoting Layout of vacant
Plots. |
| | (e) Names | : HARISH KUMAR BHANDARI |
| | Photographs | : Affixed |
| | Address | : No.29, G.N.Chetty Road
T.Nagar
Chennai – 600 017 |

- (iii) PAN No : ATVPK8668G / AACPB2448K
- (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 : South Indian Bank Ltd., Chennai Avadi Branch
- (v) Details of the Project land held by the applicant : Vacant land comprised in S.Nos.154/1B, 2, 3A and 3B Sembulivaram Village, Ponneri Taluk, Thiruvallur District.
- (vi) Details of approval obtained from various competent authorities for commencing the project : Annexed
- (vii) Details of the project launched in the last Five years : N.A.
- (viii) Agency to take up external development works : ---
- (ix) Registration Fee : D.D.No.561341 dated 01.10.2018 for Rs.8,165/- Payable at The South Indian Bank Ltd, Chennai Service Branch.
- (x) Any other information the applicant may like to furnish : Registration fee calculated at Rs.5/- per square meter for a plottable area of 1633 square meter after excluding 431 square meters from and out of the total area of 2064 square meters.

2. We enclose the following documents in triplicate.

- i. Authenticated copy of PAN Card of the promoter along with registration certificate and partnership deed. : Enclosed.

- ii. Audited balance sheet of the promoter : Attached.
for the preceding financial year:
- iii. Copy of the title deed reflecting title of the owner to the land: Attached.
- iv. Where the promoter is not the owner of the land on which development is proposed details : --
 - A. Building permit and sanctioned:
Plan from the competent Authority including Fire NOC, Environmental Clearance, NOC from Airport Authorities of India: --
NOC from Aviation Angle, Air Headquarters
NOC from Traffic Police.
- v. The sanctioned plan and the Project name sanctioned by the competent authority : "Veera Raghava Avenue"
- vi. Details of encumbrances on land: Attached.
- vii. 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.
- viii. The location details of the project with clear demarcation of the land dedicated for the project along with its boundaries including the latitude : Google Map attached.

and longitude of the end points of the project.

- | | | |
|-------|--|--------|
| ix. | Proforma of the allotment letter Agreement for sale and the Conveyance deed proposed to be signed by the Allottee. | : --. |
| x. | The number, type and the carpet Area of the apartments for sale in the project exclusive of the area of balcony, verandah, open terrance and other common areas if any, details to be furnished separately. | : -- |
| xi. | The number and areas of covered Parking available in the project | : -- |
| xii. | The number of open parking areas available in the project. | : == |
| xiii. | Details of the UDS pertaining to the project | : -- |
| xiv. | The names of Real Estate agents for the project. | : -- |
| xv. | The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC Consultants and Geo Technical Engineers, if any, and other professionals or key persons, if any associated with the | : SELF |

development of the
project.

xvi. Affidavit cum declaration in FORM 'B': Attached

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

Dated :Chennai
Place : 08.10.2018


Shanti Bhandari
Yours faithfully,

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.

