

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.

99
Y. KRISHNAN
9566241111

①

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

6454

The Real Estate Regulatory Authority
Chennai Metropolitan Development Authority Tower 2,
Langs Garden Road, Ansari Estate,
Egmore,
Chennai,
Tamil Nadu - 600008



Sir,

I/We hereby apply for the grant of registration of my/our Lay out project to be set up at Block No.14, Ward E, (Survey No. R.S.No.677/1B2, B2), New T.S.No.24/3 Korattur Village, Chennai - 600 053, Ambattur Taluk, Thiruvallur Revenue District, Tamil Nadu State and NOW a part of the Greater Chennai Corporation.

1. The requisite particulars are as under:-

(i) Status of the applicant, Individual / company / proprietorship firm / societies / partnership firm / competent authority; INDIVIDUAL

(ii) In case of individual – THERE ARE TWO JOINT OWNERS

- (a) Name Mrs. Rajashree Ravi (Represented by GPA/Father
Mr.K.Sampath vide Regd. Doc 011/2004 at SRO, Triplicane, Chennai-600014)
- (b) Father / GPA 's Name: K.Sampath
- (c) Occupation Private Service
- (d) Permanent address No.57, Singarachari Street, Triplicane,
Chennai -600005.
- (e) Photograph



- (a) Name Mr. P.B. Padmanabhan
- (b) Father's Name: Mr. P.B. Krishnaswamy
- (c) Occupation Private Service
- (d) Permanent address No.330, 6th Cross, Arekere MICO Layout, 1st Phase,
Bangalore South, Bannerghatta Road, Bangalore ,
Karnataka -560076.

(f) Photograph



OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name NOT APPLICABLE (NA)

- (b) Address NA
(c) Copy of registration certificate NA
(d) Main objects NA
(e) Name, photograph and address of chairman of the governing body / partners / directors etc. NA
- (iii) PAN No. of GPA Mr.K.Sampath: AASPS5265P;
PAN No. of P.B.Padmanabhan: AOZPJ0088E
- (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 : HDFC BANK, Mogappair Branch, Address: No.1, Block No.5, Pari Salai, Mogappair East, Chennai- 600037.
- (v) Details of project land held by the applicant ; Sub-division of the Land at survey Number as Detailed below at Korattur Village, Ambattur Taluk, Thiruvallur Revenue District, Part of the Greater Chennai Corporation, Tamil Nadu - 600053:-
- | | | |
|-----------------|--------------|-------------------------|
| (vi) Survey No. | Document No. | Area in Acres and Cents |
| 677/1B2 | 1101/2005 | 1 Acre & 57 Cents |
| 677/2B | 1101/2005 | 50 Cents |
- New T.S.No.24/3
Extent of Land in Square Meters 8396 square meters. (As Per Greater Chennai Corporation Approval No. 391/2019 in File No.2491/2019 dated 25.09.2019)
- (vii) Details of Approval obtained from Various Competent Authorities for commencing the Project;
1. Layout approved by Commissioner, Corporation of Greater Chennai, vide No.LA/WDCN07/00005/19 DATED 25/03/2019.
2. Gift Deed No.4719 dated 01/08/2018 gifting 2478 Sq.meters of Road to the Greater Corporation of Chennai.
- 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.
NONE;
- (vii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development; -SELF DEVELOPMENT (WORK COMPLETED)
- (ix) Registration fee by way of a demand draft dated _____ drawn



on

_____ bearing no. _____ for an amount of
Rs. _____/- calculated as per sub-rule (3) of rule 3; PAID BY
ONLINE TRANSFER FROM CITI BANK, M.G.ROAD BRANCH,
BANGALORE - UTR NO.CITI N19042042239 DATED 04.10.2019 FOR
RS.29,595/=.

(x) 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;

(ii) Income Tax Return of the promoter for the preceding financial year ended 31.03.2019;

(iii) 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 authentication of such title, if such land is owned by another person; - COPIES OF PATTA ENCLOSED

(iv) 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; - ONLINE EC 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;

(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;

- (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;
- (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;
- (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;
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; FORMAT ADOPTED FROM TN -RERA RULES.
- (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;
- (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 Undivided Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management 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;

A.Agalangan, License Surveyor , L.S.No. 1172/17-18, No.242/1, TVS Colony, Anna Nagar West Extension, Chennai-600101, Phone : +91-44-26544222, Mobile n: +91-9444054441. ALL INFRA DEVELOPMENT WORK COMPLETED

(xvi) a declaration in FORM 'B'.

(xvii) Authority by co-Owner - Mr.K.Sampath , The Power of Attorney Holder of the Co-Owner Mrs.Rajashree Ravi, vide document no.11/2004, Register at SRO, Triplicane, Chennai-600014 to apply for RERA Approval in favour of Mr.P.B.Padmanabhan





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

Dated: 07.11.2019

Place: Chennai

Yours Faithfully



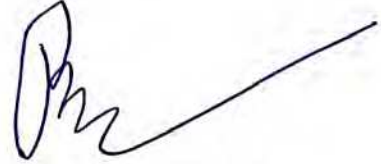
K.SAMPATH

GPA OF MRs.Rajashree Ravi

vide Document No.011/2004

Registered at SRO, Triplicane,

Chennai-6000014



P.B.PADMANABHAN

Signature and seal of the GPA of applicant(s)

DETAILS OF PROMOTER

1. NAME: P.B.PADMANABHAN
FATHER'S NAME: P.B.KRISHNASWAMY
OCCUPATION: PRIVATE EMPLOYMENT
PERMANENT ADDRESS NO.330, 6TH CROSS, AREKERE MICO
LAYOUT, 1ST STAGE, BANGALORE
SOUTH, BANGALORE- 560076
CONTACT NUMBER 9686450101
EMAIL ID: lakeviewkorattur@gmail.com /
PHOTO:

2. NAME: Mrs.RAJASHREE RAVI (Represented by
Power Holder K.Sampath vide GPA
document No.011 of 2004 dated
19.2.2004 Registered with SRO
Triplicane, Chennai-600014.
FATHER'S NAME: K.SAMPATH
OCCUPATION: PRIVATE EMPLOYMENT
PERMANENT ADDRESS 57, SINGARACHARI STREET, TRIPLICANE,
CHENNAI -600005
CONTACT NUMBER
EMAIL ID: lakeviewkorattur@gmail.com /
PHOTO:

Ps: 1. The Property is jointly owned by Mr.P.B.Padmanabhan and Mrs.Rajashree Ravi WHO IS represented by her father Mr.K.Sampath, Residing at 57, Singarachari Street, Triplicane, Chennai-600005, her registered power of attorney holder vide GPA document No.011 of 2004 dated 19.2.2004 Registered with SRO Triplicane, Chennai-600014.



DETAILS OF PROMOTER

NAME: P.B.PADMANABHAN
FATHER'S NAME: P.B.KRISHNASWAMY
OCCUPATION: PRIVATE EMPLOYMENT
PERMANENT ADDRESS NO.330, 6TH CROSS, AREKERE MICO LAYOUT
WITH CONTACT NUMBER AND 1ST STAGE, BANGALORE SOUTH, BANGALORE-
EMAIL ID: 560076
lakeviewkorattur@gmail.com / 9686450101
PHOTO:

Ps: 1. The Property is jointly owned by Mr.P.B.Padmanabhan and Mrs.Rajashree Ravi represented by her father Mr.K.Sampath, Residing at 57, Singarachari Street, Triplicane, Chennai-600005, who is her registered power of attorney holder vide GPA document No.011 of 2004 dated 19.2.2004 Registered with SRO Triplicane, Chennai-600014.
2. Mr.K.Sampath has authorised Mr.P.B.Padmanabhan to apply to RERA TN for approval under the RERA Act vide his document dated 4th October, 2019.



127

27

DETAILS OF CO- PROMOTER

1. NAME:

Mrs.RAJASHREE RAVI (Represented by
Power Holder K.Sampath vide GPA
document No.011 of 2004 dated
19.2.2004 Registered with SRO
Triplicane, Chennai-600014.

FATHER'S NAME:

K.SAMPATH

OCCUPATION:

PRIVATE EMPLOYMENT

PERMANENT ADDRESS

57, SINGARACHARI STREET, TRIPLICANE,
CHENNAI -600005

CONTACT NUMBER

9566241111

EMAIL ID:

lakeviewkorattur@gmail.com /

PHOTO:

Ps: 1. The Property is jointly owned by Mr.P.B.Padmanabhan and Mrs.Rajashree Ravi. Mrs.Rajashree Ravi is represented by her father Mr.K.Sampath, Residing at 57, Singarachari Street, Triplicane, Chennai-600005, her registered power of attorney holder vide GPA document No.011 of 2004 dated 19.2.2004 Registered with SRO Triplicane, Chennai-600014.



PROJECT ADDRESS & EXTENT OF LAND**Lakewiew Garden, Korattur, Ambattur Taluk, Thiruvallur District, Tamil Nadu**

Old Survey No.	Document No.	Area in Acres and Cents	Patta No.
677/1B2	1101/2005	1 Acre & 57 Cents	TK.8A/1738/1417 DT.10.12.2007
677/2B	1101/2001	50 Cents	

TOTAL AREA IS 2.07 ACRES. with new Survey number T.S.No.24/3

EXTENT OF TOTAL LAND IN SQUARE METERS 8396 SQUARE METERS.
 PROPOSED ROAD AND PLAY AREA IS 2477.64 SQ.METERS AND
 PROPOSED PLOT AREA IS 5918.36 SQ.METERS (AS PER CORPORATION OF
 CHENNAI APPROVAL NO. LA/WDCN07/00005/19 DATED 25.03.2019)

K. Sae



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.

