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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

K. Kowsalya
9941604447
9841044713

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority 7071

No. 1A, 1st Floor, Gandhi Irwin Bridge Road,

Egmore, Chennai – 600 008.

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
02 DEC 2019
TNRERA
CHENNAI

Sir,

I /we hereby apply for the grant of registration of my/our project to be set up at No. 100 Nellikuppam Village, Thiruporur Taluk, Kanchipuram District, Tamil Nadu state, for Survey No. 153/1, 153/2, 152/1A and 154/1B – totally measuring 3.50 cents.

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 : (1) N.G. Kanniyappan @ N.G. Gajarajan
      (b) Father's Name : Duraisamy Mudaliar @ Gurusamy Mudaliar
      (c) Occupation : No. 1/71, Indian Overseas Bank Street, Nellikuppam – 603 108.
      (d) Permanent address : No. 1/71, Indian Overseas Bank Street, Nellikuppam – 603 108.
      (e) Photograph



N.G. Kanniyappan @ N.G. Gajarajan
9445185127

For VANAVIL ESTATE

G.D

Partner

N.G. Gajaraja

N.G. Mohan

N.G. Raghun Prasanth

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(a) Name : N.G. Mohanarangan,
(b) Father's Name : Duraisamy Mudaliar @ Gurusamy Mudaliar
(c) Occupation : No. 1/71, Indian Overseas Bank Street, Nellikuppam – 603 108.
(d) Permanent address : No. 1/71, Indian Overseas Bank Street, Nellikuppam – 603 108.
(e) Photograph

N.G. Mohanarangan
9551641234



(f) Name : N.G. Raghul Prasath,
(g) Father's Name : N.G. Gajarajan
(h) Occupation : No. 1/71, Indian Overseas Bank Street, Nellikuppam – 603 108.
(i) Permanent address : No. 1/71, Indian Overseas Bank Street, Nellikuppam – 603 108.
(j) Photograph

N.G. Raghul Prasath.
9566099775



OR

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

(a) Name : VANAVIL ESTATE
(b) Address: NO. 20, DURAISAMY STREET, WEST TAMBARAM, CHENNAI – 600 045, Mobile No. 9884942766, Email ID: vanavilestate@yahoo.com
(c) Copy of registration Certificate
(d) Main Objects: REAL ESTATE

For VANAVIL ESTATE

G. D...

Partner

N.G. Gajaraja

N.G. Raahun Prasanth

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



C. BALAKRISHNAN
9884942766



C. DILLI BABU
9962269869

(iii) PAN No. AALFV0770H

(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 ACCOUNT NO. 0370102000013475, IDBI BANK, WEST TAMBARAM, CHENNAI.

(v) Details of project land held by the applicant **VANAVIL ISAI NILA ENCLAVE**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project Lr/ **DTCP NO. 434/2019**

(vii) Brief details of the projects launched by the promoter in the last five years, whether already competed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of type of land and payments pending etc.,

(viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a demand draft dated 27.11.2019 drawn on IDBI Bank, bearing No. 019060 for an amount of Rs. 47,500/- 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 documents in triplicate, 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 the title of the promoter to the land on which development is proposed to be developed along with

for VANAVIL ESTATE

Partner

N.G. Gajaraja

N.G. Raahu Prasanth.

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7

legally valid documents with authentication of such title, if such land is owned by another person; (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; (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; (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;

(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, and the conveyance deed proposed to be signed with the allottees; (Not applicable)

(xi) the number and area of covered parking available in the project; (Not applicable)

(xii) Details of Undivided Shares pertaining to the project; (Not applicable)

For VANAVIL ESTATE

Partner

N.G. Gajarajan

N.G. Mohan

N.G. Rahul Prasanth.

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(xiii) The names, address, phone numbers, email ids and registration details of real estate agents, if any for the proposed project; (enclosed)

(xiv) The names, address , phone number, email ids and registration details of the contracts, architects, structural engineers, site engineers, project management consultants, HAVC consultant and Geo Technical Engineers, if any and other professionals or key person, if any associated with the development of the proposed project; (Not applicable)

(xv) A declaration in FORM 'B'. (enclosed)

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

Dated : Chennai

Place: 29.11.2019

For VANAVIL ESTATE

Partner

Yours faithfully,

Signature and seal of the applicant (s)

N.G. Gajaraj

N.G. Mohan

N.G. Raahm Prasanth.

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C. DILLIBABU
Managing Partner

VANAVIL ESTATE

BUILDERS, LAND PROMOTERS

Vanavil Estate
Home For Everyone

35

"VANAVIL ISAI NILA ENCLAVE"

LAND DETAILS

Date : 29/11/2019

Survey Nos.153/1, 153/2A, 153/2B, 152/1A, 154/1B in the layout named **"VANAVIL ISAI NILA ENCLAVE", (Approved DTCP No. 434/2019 dated 29/10/2019,** situated at **No.100, NELLIKUPPAM VILLAGE**, Thiruporur Taluk, Kancheepuram District

(1) Plot No.1-measuring 1425 Sq.ft. (132.43 sq.mts.)
(2) Plot No.2-measuring 1425 Sq.ft. (132.43 sq.mts.)
(3) Plot No.3-measuring 1425 Sq.ft. (132.43 sq.mts.)
(4) Plot No.4-measuring 1425 Sq.ft. (132.43 sq.mts.)
(5) Plot No.5-measuring 1425 Sq.ft. (132.43 sq.mts.)
(6) Plot No.6-measuring 1425 Sq.ft. (132.43 sq.mts.)
(7) Plot No.7-measuring 1425 Sq.ft. (132.43 sq.mts.)
(8) Plot No.8-measuring 1470 Sq.ft. (136.61 sq.mts.)
(9) Plot No.9-measuring 690 Sq.ft. (64.12 sq.mts.)
(10) Plot No.10-measuring 600 Sq.ft. (55.76 sq.mts.)
(11) Plot No.11-measuring 600 Sq.ft. (55.76 sq.mts.)
(12) Plot No.12- measuring 1300 Sq.ft. (120.81 sq.mts.)
(13) Plot No.13-measuring 1250 Sq.ft. (116.17 sq.mts.)
(14) Plot No.14-measuring 1250 Sq.ft. (116.17 sq.mts.)
(15) Plot No.15-measuring 1250 Sq.ft. (116.17 sq.mts.)
(16) Plot No.16-measuring 1250 Sq.ft. (116.17 sq.mts.)
(17) Plot No.17-measuring 1250 Sq.ft. (116.17 sq.mts.)
(18) Plot No.18-measuring 1250 Sq.ft. (116.17 sq.mts.)

For VANAVIL ESTATE

Partner

Office : No.20, Duraisamy Street, West Tambaram, (Near : Agarwal Eye Hospital) Chennai - 600 045.
PH : 044 22267077 / Email : vanavilestate@yahoo.com
www.vanavilestate.com

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(19) Plot No.19-measuring 1250 Sq.ft. (116.17 sq.mts.)
(20) Plot No.20-measuring 1250 Sq.ft. (116.17 sq.mts.)
(21) Plot No.21-measuring 1250 Sq.ft. (116.17 sq.mts.)
(22) Plot No.22-measuring 1250 Sq.ft. (116.17 sq.mts.)
(23) Plot No.23-measuring 1250 Sq.ft. (116.17 sq.mts.)
(24) Plot No.24-measuring 1250 Sq.ft. (116.17 sq.mts.)
(25) Plot No.25-measuring 1250 Sq.ft. (116.17 sq.mts.)
(26) Plot No.26-measuring 1250 Sq.ft. (116.17 sq.mts.)
(27) Plot No.27-measuring 1300 Sq.ft. (120.81 sq.mts.)
(28) Plot No.28-measuring 1190 Sq.ft. (110.59 sq.mts.)
(29) Plot No.29-measuring 1130 Sq.ft. (105.01 sq.mts.)
(30) Plot No.30-measuring 1325 Sq.ft. (123.14 sq.mts.)
(31) Plot No.31-measuring 1237 Sq.ft. (114.96 sq.mts.)
(32) Plot No.32-measuring 930 Sq.ft. (86.43 sq.mts.)
(33) Plot No.33-measuring 957 Sq.ft. (88.94 sq.mts.)
(34) Plot No.34-measuring 1636 Sq.ft. (152.04 sq.mts.)
(35) Plot No.35-measuring 1280 Sq.ft. (118.95 sq.mts.)
(36) Plot No.36-measuring 1060 Sq.ft. (98.51 sq.mts.)
(37) Plot No.37-measuring 1350 Sq.ft. (125.46 sq.mts.)
(38) Plot No.38-measuring 1250 Sq.ft. (116.17 sq.mts.)
(39) Plot No.39-measuring 1250 Sq.ft. (116.17 sq.mts.)
(40) Plot No.40-measuring 1250 Sq.ft. (116.17 sq.mts.)
(41) Plot No.41-measuring 1250 Sq.ft. (116.17 sq.mts.)
(42) Plot No.42-measuring 1250 Sq.ft. (116.17 sq.mts.)
(43) Plot No.43-measuring 1250 Sq.ft. (116.17 sq.mts.)

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(44) Plot No.44-measuring 1250 Sq.ft. (116.17 sq.mts.)

(45) Plot No.45-measuring 1200 Sq.ft. (111.52 sq.mts.)

(46) Plot No.46-measuring 600 Sq.ft. (55.76 sq.mts.)

(47) Plot No.47-measuring 600 Sq.ft. (55.76 sq.mts.)

(48) Plot No.48-measuring 600 Sq.ft. (55.76 sq.mts.)

(49) Plot No.49-measuring 600 Sq.ft. (55.76 sq.mts.)

(50) Plot No.50-measuring 600 Sq.ft. (55.76 sq.mts.)

(51) Plot No.51-measuring 600 Sq.ft. (55.76 sq.mts.)

(52) Plot No.52-measuring 1260 Sq.ft. (117.10 sq.mts.)

(53) Plot No.53-measuring 900 Sq.ft. (83.64 sq.mts.)

(54) Plot No.54-measuring 890 Sq.ft. (82.71 sq.mts.)

(55) Plot No.55-measuring 880 Sq.ft. (81.78 sq.mts.)

(56) Plot No.56-measuring 880 Sq.ft. (81.78 sq.mts.)

(57) Plot No.57-measuring 880 Sq.ft. (81.78 sq.mts.)

(58) Plot No.58-measuring 880 Sq.ft. (81.78 sq.mts.)

(59) Plot No.59-measuring 1496 Sq.ft. (139.03 sq.mts.)

(60) Plot No.60-measuring 1168 Sq.ft. (108.55 sq.mts.)

(61) Plot No.61-measuring 640 Sq.ft. (59.47 sq.mts.)

(62) Plot No.62-measuring 640 Sq.ft. (59.47 sq.mts.)

(63) Plot No.63-measuring 640 Sq.ft. (59.47 sq.mts.)

(64) Plot No.64-measuring 640 Sq.ft. (59.47 sq.mts.)

(65) Plot No.65-measuring 640 Sq.ft. (59.47 sq.mts.)

(66) Plot No.66-measuring 640 Sq.ft. (59.47 sq.mts.)

(67) Plot No.67-measuring 550 Sq.ft. (51.11 sq.mts.)

(68) Plot No.68-measuring 550 Sq.ft. (51.11 sq.mts.)

(69) Plot No.69-measuring 1250 Sq.ft. (116.17 sq.mts.)

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(70) Plot No.70-measuring 1250 Sq.ft. (116.17 sq.mts.)

(71) Plot No.71-measuring 1250 Sq.ft. (116.17 sq.mts.)

(72) Plot No.72-measuring 2600 Sq.ft. (241.63 sq.mts.)

(73) Plot No.73-measuring 2236 Sq.ft. (207.80 sq.mts.)

(74) Plot No.74-measuring 1300 Sq.ft. (120.81 sq.mts.)

(75) Plot No.75-measuring 1300 Sq.ft. (120.81 sq.mts.)

(76) Plot No.76-measuring 1300 Sq.ft. (120.81 sq.mts.)

(77) Plot No.77-measuring 1144 Sq.ft. (106.31 sq.mts.)

(78) Plot No.78-measuring 1647 Sq.ft. (153.06 sq.mts.)

(79) Plot No.79-measuring 2025 Sq.ft. (188.19 sq.mts.)

(80) Plot No.80-measuring 2160 Sq.ft. (200.74 sq.mts.)

(81) Plot No.81-measuring 1875 Sq.ft. (174.25 sq.mts.)

(82) Plot No.82-measuring 1605 Sq.ft. (149.16 sq.mts.)

(83) Plot No.83-measuring 2442 Sq.ft. (226.95 sq.mts.)

(84) SHOP – I - measuring 1314 Sq.ft. (122.11 sq.mts.)

(85) SHOP – II - measuring 2001 Sq.ft. (185.96 sq.mts.)

Total 9464.85 sq.mts. = 47,325/-

For VANAVIL ESTATE

Partner

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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

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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.