

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

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

6315



Sir,

I/We hereby apply for the grant of registration of my/our Lay out project – 'GREEN SPOT-GUDUVANCHERY' to be set up at 90.50 Ares or 2 Acres & 23 Cents or 9050 Sq.Mts. or 97,414.20 Sq.Ft. of lands in S.No.106, Patta No.3149, of Old No.482, New No.3149, Kalivanthapattu Village of Maraimalai Nagar Municipality, Chengalpattu Taluk, Chengalpattu District, Tamil Nadu State, situated within the Registration District of Chengalpattu and Sub-Registration Office of Thiruporur.

1. The requisite particulars are as under:-

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

In case of individuals –

(a) Name	M.Vadivelu
(b) Father's Name	Meganathan,
(c) Occupation	Business
Permanent address	No.3, Gangai amman Koil Street, Kalivarathapattu, Maraimalai Nagar, Kayarambedu, Chengalpattu District, Pin Code – 603202,

(d) Photograph

Represented by the constituted Power of Attorney Holder vide the General Power of Attorney Registered in Document No. 5260 of 2020 dated 04.06.2020, at SRO, Thiruporur, under the Registration District of Chengalpattu as below:-

a. Name	B.Sundaramurthy
b. Father's Name	Balasubramanian
c. Occupation	Business
d. Permanent address	Plot No.71, Sri Mahalakshmi Nagar, Nandivaram, Guduvancheri, Chengalpattu District, Pin Code – 603202,
e. Photograph	



DA

(ii) PAN Numbers:

M.Vadivelu:

B.Sundaramurthy (GPA for Mr.M.Vadivelu):

AJWPV4535E

AKKPB5267G

(iii) 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 ;

Axis Bank Limited, 125 & 126A GST Road, Guduvanchery, Chengalpattu District-603202, IFSC Code: UTIB0002201 : Current Account Number: 920020048643161

(iv) Details of project land held by the applicant; Land to set up a Layout of Plots out of the 90.50 Ares or 2 Acres & 23 Cents or 9050 Sq.Mts. or 97,414.20 Sq.Ft.of lands in S.No. 106, Patta No.3149, of Old No.482, New No.3149, Kalivanthapattu Village of Maraimalai Nagar Municipality, Chengalpattu Taluk, Chengalpattu District, Tamil Nadu State, situated within the Registration District of Chengalpattu and Sub-Registration Office of Thiruporur.

SURVEY NO.	SUB NO.	DIV	PATTA	EXTENT Acres	Cents	REGN. DOC NO.	PA DOC NO.	DATED
106	-		3149	2	23	4743/20200 Dt.20.03.2020	5260/2020	04.06.'20

(v) Extent of Land in Square Meters and Sq.Ft. :-

PARTICULARS OF AREA IN EXTENT	SQ.FT.	SQ.MTS
TOTAL EXTENT	97,414.20	9050
ROADS	32135	2985.4
AREA OF NOOK AND CORNER	125	11.61
GIFTED TO TANGEDCO	385	35.76
PUBLIC PURPOSE AREA	383	35.58
EWS PLOTS	-	-
SHOP	1310	121.71
OTHER PLOTS	63076.20	5859.94

(vi) Details of Approval obtained from various Competent Authorities for commencing the Project:

1. Layout approved by DTCP APPROVAL No.1822/2020 Dated 23/07/20,
2. Approval of Plan Number – 1822/2020 dated 16.10.20
3. Approval of Maraimalai Nagar Municipality, Chengalpattu Taluk, Chengalpattu District – RefNo. 2017/2020/A1 dated 16.10.20

(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.,
NONE

(viii) Agency to take up external development works Local Authority (exact authority or any agreement to the authority) SELF

(ix) Registration Fees by way of a Demand Draft dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____ or paid Online by NEFT Transfer from Punjab

B. S. Sundaramurthy

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National Bank, K.K.Nagar Branch, Chennai, vide UTR No. PUNBH20307181084 dated 02.11.2020 for an amount of Rs.29,909/- calculated as per Sub-Rule (3) of Rule (3) of Tamil Nadu Real Estate (Regulation and Development) Rules, 2017,

(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 and GPA;
- (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

Link Documents:

(A) Gift Deed No. 8870/2020 dated 25.09.2020 registered in the SRO, Thiruporur, Chengulpattu District gifting as under:-

a) Road No.1	8464.50 Sq.Ft
b) Road No.2	1600.50 Sq.Ft.
c) Road No.3	11270.00Sq.Ft.
d) Road No.4	3828.00 Sq.Ft.
e) Road No.5	3516.00 Sq.Ft
f) Road No.6	3456.00 Sq.Ft.,
g) Nooks&Corner	125 Sq.Ft.,
TOTAL AREA	32135 +125 =32260 SQ.FT.,
h) General Purpose Area	383 Sq.Ft.,
i) Gift to TANGEDCO	385 Sq.Ft.,

(B) Power of Attorney by the Land Owner Mr.M.Vadivelu in favour of Mr.B.Sundaramurthy, vide the General Power of Attorney Registered in Document No. 5260 of 2020 dated 04.06.2020, at SRO,Thiruporur, under the Registration District of Chengalpattu

- (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; OWNER LAYOUT DEVELOPER
- (vi) 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

B. R. S.

- (vii) 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; LAYOUT APPROVED BY DTCP, CHENGALPATTU AND MARAIMALINAGAR MUNICIPALITY- COPIES ATTCHED
- (viii) 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; NA
- (ix) 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; ATTACHED,
- (x) 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.
- (xi) 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; N.A.
- (xii) the number and areas of covered parking available in the project; NA
- (xiii) the number of open parking areas available in the project; NA
- (xiv) Details of Undivided Shares pertaining to the project; NA
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; NA
- (xvi) 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;
- | | |
|-------------------|---|
| Licensed Surveyor | P. Delhi Ganesh |
| L.S.NO. Reg.No. | RE-301212019 valid till 14.07.2024 |
| ADDRESS: | No. 6, 3 rd Cross Street, K.K.Salai, Rajiv Gandhi Marg, Alappakkam, Chennai-600116 |
| Mobile Number: | 8778177706 / 9092836986, |
| Email: | delhiganesh1993@gmail.com, |

ALL INFRA DEVELOPMENT WORK COMPLETED

- (xvi) a declaration in FORM 'B'.
- (xvii) Authority by Individual Owners - Mr.B.Sundaramurthy , The Power of Attorney Holder of the individual Owners, vide General Power of Attorney Registered in

Delhi Ganesh

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Document No. 5260 of 2020 dated 04.06.2020, at SRO, Thiruporur, Chengalpattu District, Document copy Attached

to apply for RERA Approval in favour of Mr.B.Sundaramurthy.

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

Dated: 02.11.2020
Place: Chennai

Yours Faithfully


B.Sundaramurthy
*(Constituted Power Holder for
Mr.M.Vadivelu)*
Signature

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.

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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.

