

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,
No.1a, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

Sir,

I hereby apply for the grant of registration of our Residential Layout Project to be set up at Bagalur Village, Bagalur Panchayat, Hosur Taluk, Krishnagiri District, Sate of Tamilnadu.

1. The Requisite particulars are as under:-

(i)	Status of the Appilcant	Partnership Firm
(ii)	Name of the Firm	AVS VILLAS
	Registered Office Address	#4/371/A1, Goodavari Complex, Moovendar Nagar, Bagalur Road, Hosur – 635109.
	Email I'd	avsvillas@gmail.com
	Phone No:	04344 – 247433
	Project Address	AVS VILLAS – JASMINE VALLEY, BAGALUR MAIN, HOSUR (TALUK) KRISHNAGIRI (DISTRICT) TAMIL NADU (STATE)
(ii)	Details of the Partner's	
a)	Name	Mr.S.CHANDRAIAH
	Father's Name	Late Mr.V.Subramani
	Permanent Address	No.303, Spicot Housing Colony, Mookandapalli, Hosur - 635126.
	Mobile Number	9500500065
	Email I'D	Chandraiah100@gmail.com
	PAN No	AEJPC0888D
	Photograph	

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b)	Name	Mr.R.Leela Shankar Rao
	Father's Name	Mr.R.Dayalu Naidu
	Permanent Address	No.402, 24 th Cross Road, Near Banashankari BDA Complex, Banasankari 2 nd Stage, Bangalore, Karanataka - 560070
	Mobile Number	9845103000
	Email I'D	ravoorrao102@gmail.com
	PAN No	AHTPS5517L
	Photograph	
(iii)	AVS VILLAS - PAN NO	AASFA6709J
(iv)	Name and Address of the bank or Banker with which account in terms of section 4(2)(I)(D) of the Act will be maintained	INDIAN BANK ACCOUNT NO:6949254910 ACCOUNT NAME: AVS VILLAS - JASMINE VALLEY, Hosur Main Road, Hosur - 635109.
(v)	Details of the project land held by the applicant	Residential Layout Covered out of the Survey No.272/1B, 274/1, 274//2B, 274/2C, 274/2A1 & 275/1C1A2 situated in Bagalur Village & Panchayat, Hosur Taluk, Krishnagiri District, Tamil Nadu.
(vi)	Details of Approval obtained from various Competent Authorities for commencing the project	ENCLOSED, 1.HNTDA(Hosur New Town Development Authority) APPROVED, 2.HNTDA Approved No. NO.24/2020. 2.LOCAL BODY Approval (PENDING)
(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.	
(viii)	Agency to take up external development	Not Applicable (This is only a HNTDA Approved Layout of Plots)

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(ix)	Registration fee calculated as per sub-rule (3) of rule 3	Particulars	Area in SqMtrs
		Total Area	33426.75
		Less	
		Road	10282
		Park	4798.89
		EWS Site	2069
		Total Sellable Area	16276.86
		Registration Fee/SqMtr	Rs.5/SqMtr
		Fee Payable	Rs.92,500/- Fee Paid via Demand Draft, Indian Bank - Bearing No.221692 & Dated.05/11/2020
(x)	Any other information the applicant may like to furnish		

2. I 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	
(iv)	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	Enclosed
(v)	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	Not Applicable
(v)	Where the promoter is not the owner of the 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 phase	Not Applicable
(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 the 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	Not Applicable

(viii)	The location details of the project, with clear demarcation of the land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project	NE- 12.49.14.N, 77.51.21.E SE- 12.49.09.N, 77.51.18.E SW-12.49.11.N, 77.51.13.E NW-12.49.16.N, 77.51.15.E
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Not Applicable
(x)	The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, areas, if any details of which have to be furnished separately	Not Applicable
(xi)	The number and areas of covered parking available in the project	Not Applicable
(xii)	The number of open parking areas available in the project	Not Applicable
(xiii)	Details of Undivided Shares pertaining to the project	Not Applicable
(xiv)	The names, address, Phone numbers, email ids, and registration details of real estate agents, if any, for the proposed project	Not Applicable
(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	Not Applicable
(xvi)	A declaration in FORM 'B'	Enclosed

NOTE:

The above points are not applicable to us. This is only a HNTDA (Hosur New Town Development Authority) Approved Layout of Plots Ready for registration.

The above conditions are applicable for Apartment, Flats, and Promotion only.

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

Date: 11/12/2020

Place Hosur

Yours faithfully,

Signature and seal of the applicant(s):

S. Chinnappa
For AVS Villages

Partners

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

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