

RE

REGULATORY RECORD

RERA Document

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Visas
9443714593

FORM "A"
(See Rule 3 (2))
APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority
No.1 A, First Floor
Gandhi Irwin Bridge Road
Egmore, Chennai 600008.

Sir,

I hereby apply for the grant of registration of my layout project to be set up at Vengaivasal village, Tambaram Taluk, Chengalpattu District, State Tamilnadu.

1. The requisite particulars are as under:—

(i) Status of the applicant : Individual

(ii) In case of individual

- a. Name : G. ADHISHESHANN
b. Father's Name : Late Mr. Ganapathy Swaminathan
c. Occupation : Business
d. Permanent Address : Parsn Villa
Flat No.5, Old No. 56, New No. 129,
Luz Church Road, Mylapore
Chennai 600004
Contact No.: 044 24994714
Email id: adiosho@yahoo.com

e. Photograph



iii. PAN No. : AAFPA6254M

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 Overseas Bank, 1/7, Luz Church Road, Mylapore, Chennai 600004.

V. Details of the project land held by the applicant: Total extent of the land – 5035 Sq.Mt. inclusive of 1342 Sq. Mt. of road area and 41 Sq.Mt. of land for public purpose. 0.90 cents in survey No. 363/1, purchased from Mr. Adikesava Naicker vide registered Doc. No.4769/2003 dated 31.7.2003, 0.90 cents in survey No. 363/1, purchased from Ms. U.Krishnaveni vide registered Doc. No.4770/2003 dated 31.7.2003, 1.67 cents in survey No. 363/1, purchased from Mr.K.Rajendran vide registered Doc. No.85/2003 dated 9.01.2003.

VI. Details of Approval obtained from Various Competent Authorities for commencing the Project "SYNERrGY"

- a. Chennai Metropolitan Development Authority Planning permit No.14062 dated 30.03.2021, PPD/LO No. 55/2021
- b. St. Thomas mount Panchayat Union & Vengaivasal Village – Layout Permit Number 21/2021 dated 28.6.2021. PPA No. 2337/2021 dated 23.4.2021, PPD No. 55/2021, L1/12613/2020 dated 30.3.2021.

Vii. Brief details of the project 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 project, any delay in its completion details of cases pending, details of type of land and payments pending etc. NOT APPLICABLE

viii. Agency to take up external development works: Self Development.

ix. Registration fee by way of ONLINE transfer dated 23.07.2021 thro Indian Overseas Bank, Mylapore Brach, UTR No.IOBAN21204351005, for an amount of Rs.18,260/- calculated as per sub-rule (3) of rule 3;

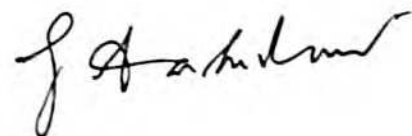
2. I enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter.
- (ii) Audited balance sheet of the promoter for the preceding financial year.
- (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.
- (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:
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owners 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 on the land proposed to be developed - NOT APPLICABLE
 - (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 - 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;
- (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.
Latitude: 12905653, Longitude: 80183104

Applicant Details

- a) Name : G. ADHISESHANN
- b) Father's Name : Ganapathy Swaminathan
- c) Occupation : Business
- d) Permanent address with contact No. and Email ID : 129/56 Luz Church Road
Mylapore, Chennai 600 004
Contact No. 044-24994714
Email id: adiosho@yahoo.com

e) Photograph



- (IX) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees:
 - (X) The number, Type and the carpet area of apartment 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 – 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, addresses, 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 other professionals or key persons, if any associated with the development of the proposed project.
 - (XVI) A declaration in FORM "B"
3. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Dated:

Place: Chennai

Yours faithfully,



(G.ADHISESHANN)

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

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+91 9996 12 9996

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