

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

FORM 'A'

(See rule 3 (2))

APPLICATION FOR REGISTRATION OF PROOJECT

TO

The Real Estate Regulatory Authority, (TNRERA)

1A, First Floor,

Gandhi Irwin Road,

Egmore, Chennai – 600 008.

Sir,

We hereby apply for the grant of registration of our project at THAIYUR "A" VILLAGE,

SURVEY NO.1462/1,2,3,4,5,6,7 : 1463/1,2A : 1464/1,2,3,4,5,6,7,8,9,10A1,10A2,10B1A,10B2,

1465/1,2,3,4A AND 4B TALUK: THIRUPORUR, DISTRICT: CHENGLEPET,STATE: TAMILNADU.



1. The requisite particulars are as under:-

(ii) Status of the applicant individual

(a) NAME : S.JAGANATHAN

(b) FATHERS NAME : S.N.IYER

(c) OCCUPATION : SELF EMPLOYED

(d) PERMANENT ADDRESS : # 96/5, JAIBALA APARTMENTS,
PUSHPAVANAM COLONY,
DR.RANGA ROAD,
ALWARPET,
CHENNAI – 600 018.



(e) Mobile No. : 97102 35640

(f) EMAIL ID : jaggupa@gmail.com

(g) PANCARD NO : ASYPJ9217G

2. (a) NAME : ROBINDRA SINGH

(b) FATHERS NAME : LATE RAMNARAIN SINGH

(c) OCCUPATION : SELF EMPLOYED

(d) PERMANENT ADDRESS : FLAT # 6, "CHITRAKOOT APARTMENTS,
27,FIRST AVENUE,
SHASTRI NAGAR,
ADYAR,
CHENNAI – 600 020.



S. Jaganathan
S. Jaganathan

Robindra Singh
Robindra Singh

Partner
Partner

Partner
Partner

613

(e) Mobile No. : 98400 17373
 (f) EMAIL ID : robinrsingh07@gmail.com
 (g) PANCARD NO : AAIPR7395B

3. The requisite particulars are as under: -

- (i) Status of the Applicant --- PARTNERSHIP FIRM
 (ii) (a) Name : M/S TERRAPROPS
 (b) Address : # 24, SECOND AVENUE, INDIRA NAGAR,
 ADYAR, CHENNAI - 600020.
 (c) Copy of Registration Certificate : enclosed herewith
 (d) Main Objects : Development & Construction and Sale of Residential
 Apartments, Villas, Commercial spaces, Housing

Community

Developments besides dealing in Lands and other real
 Estate property developments and such other business

(es)

as the parties hereto deem it necessary from time to time.

(e) Name, Photograph and
 Address of Partners



1. Mrs. USHA SHEKAR, (PAN - AAPU2726G)
 FLAT # 3-A, "SARAYU", #26, FIRST AVENUE,
 SHASTRI NAGAR, ADYAR,
 CHENNAI-600020. 9840033789

2. SRI.M.O. PARTHASARATHY (PAN - AADPM2076M)
 11, LIC COLONY EXTENSION, 9841048845
 THIRUVANMIYUR, CHENNAI-600041.

(iii) PAN NUMBER

: 1.MRS. USHA SHEKAR --- AAPPU2726G
 2.M. O. PARTHASARATHY ---- AADPM2076M

S. Srinivasan *Rohit* *humble* *gylthly*

615

1,02,304.52 sq.mtrs
Enclosed 4 Documents
and Drawing with Seal

: 1,02,304.52 sq.mtrs

Enclosed 4 Documents

: and Drawing with Seal

: This is our first Project

: Self Development

of rule 3

: None

the consent of the owner of the land alongwith a development Agreement entered into with such owners and copies of title and other documents reflecting the title of such owner on the land proposed to be developed is also enclosed

1-5 September 2004 Robin Hunt Spill

(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 the sanctioned plan enclosed herewith.

(vii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy - NA

(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.

(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 - 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 and other professionals or key persons, if any associated with the development of the proposed project - NOT APPLICABLE

(xvi) a declaration in FORM B is enclosed herewith

L. D. S. S. S. S.

Rohit

humb

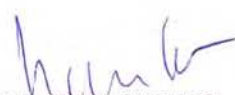
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3. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated: 3-2-22
Place: Chennai

Yours faithfully,

 
S. JAGANATHAN ROBINDRA SINGH

For TERRAPROPS
 
Ms. USHA SHEKAR M.O. PARTHASARATHY

Partner

TERRAPROPS

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

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

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

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
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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.

