

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

Hard copy  
link with  
TNRER 3623/2019

APPLICATION FOR REGISTRATION OF PROJECT

To  
3703  
The Tamil Nadu Real Estate Regulatory Authority  
3<sup>rd</sup> Floor, (East Wing) CMDA,  
Thalamuthu-Natarajan Maaligai,  
No 1, Gandhi Irwin Road, Egmore  
Chennai 600008



Sir,

I/We hereby apply for the grant of registration of our project "Ozone Premia" to be set up at Old Door No. 23, New Door No. 39 Radha Krishnan Salai, Mylapore Taluk, Chennai 600004, Tamil Nadu

1. The requisite particulars are as under:-
- 2.
- (i) Status of the applicant, whether ~~individual~~ / company / ~~proprietorship firm~~ / ~~societies~~ / ~~partnership firm~~ / ~~competent authority~~;
- (ii) In case of individual – Not Applicable
  - (a) Name
  - (b) Father's Name
  - (c) Occupation
  - (d) Permanent address
  - (e) Photograph



OR

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

- (a) Name: Positive Housing Private Limited
- (b) Address: No. 63, G N Chetty Road, T Nagar, Chennai 600017
- (c) Copy of registration certificate: Enclosed
- (d) Main objects: Enclosed



- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Name of the Director	Address	Photo
Mr. SRINIVASAN GOPALAN (Director) DIN: 06414360	No.34, G2, Sona Palace Apts Norris Road, Behind TVQ Office Richmond Town, Bangalore 560025	
Mr. DURBHAKULA VAMSI SAI (Director) DIN: 08094719	Apartment F3, Canopy Garden View, 2nd Cross Rustambagh, Old Airport Road, Bengaluru 560017	

(iii) PAN No.

AAECP0365J





(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;

HDFC Bank Limited  
No. 128-/1, Vidyadeep  
College, Ulsoor Road,  
Bangalore 560042  
A/C. No. 50200042012772  
IFSC. HDFC0003689

(v) Details of project land held by the applicant;

Land admeasuring 8 grounds equivalent to 19200 sq ft comprised Old RS. No.1731/11B2, New RS. No. 1731/16 and bounded on the

North by : Dr. Radhakrishnan Salai

East by : Dr. Radhakrishnan Salai 4th Street

West by : Door No 24

South by : Property abutting Dr. Radhakrishnan Salai 4th Street

Lying within the registration sub district of Mylapore, Chennai

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project;

(i) NOC from Police (Traffic) in Letter Rc. No..Tr./License/1114/24636/2018

(ii) AAI NOC Letter Ref. No. CHEN/SOUTH/B090818/333669 dated 11/09/2018

(iii) NOC from DF&RS in R.Dis.No.14705/C1/2018, PP.NOC No.163/2018 dated 14/12/2018

(iv) Government Letter (Ms) No.28, H&UD Dept., dated 11/02/2019

(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.

Not applicable



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

Not applicable

(ix) Registration fee by way of NEFT done in favour of TAMILNADU REALESTATE REGULATORY AUTHORITY for Rs. 2,20,000/- vide UTR No. HDFCR52019060180847514 on 01/06/2019 calculated as per sub-rule (3) of rule 3;

- (x) Any other information the applicant may like to furnish.

3. 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 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;

Charge created in favour of Indiabulls Housing Finance Limited as against project finance availed for the proposed commercial development vide Memorandum of deposit of Title Deeds dated 27/05/2019 registered as Doc. No. 1579 of 2019 at the SRO, Mylapore





- (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; - Not applicable
- (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 permission, building permit / building sanction plan, partial completion certificate for each of such phases; - Enclosed
- (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; Enclosed
- (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;

(ix)

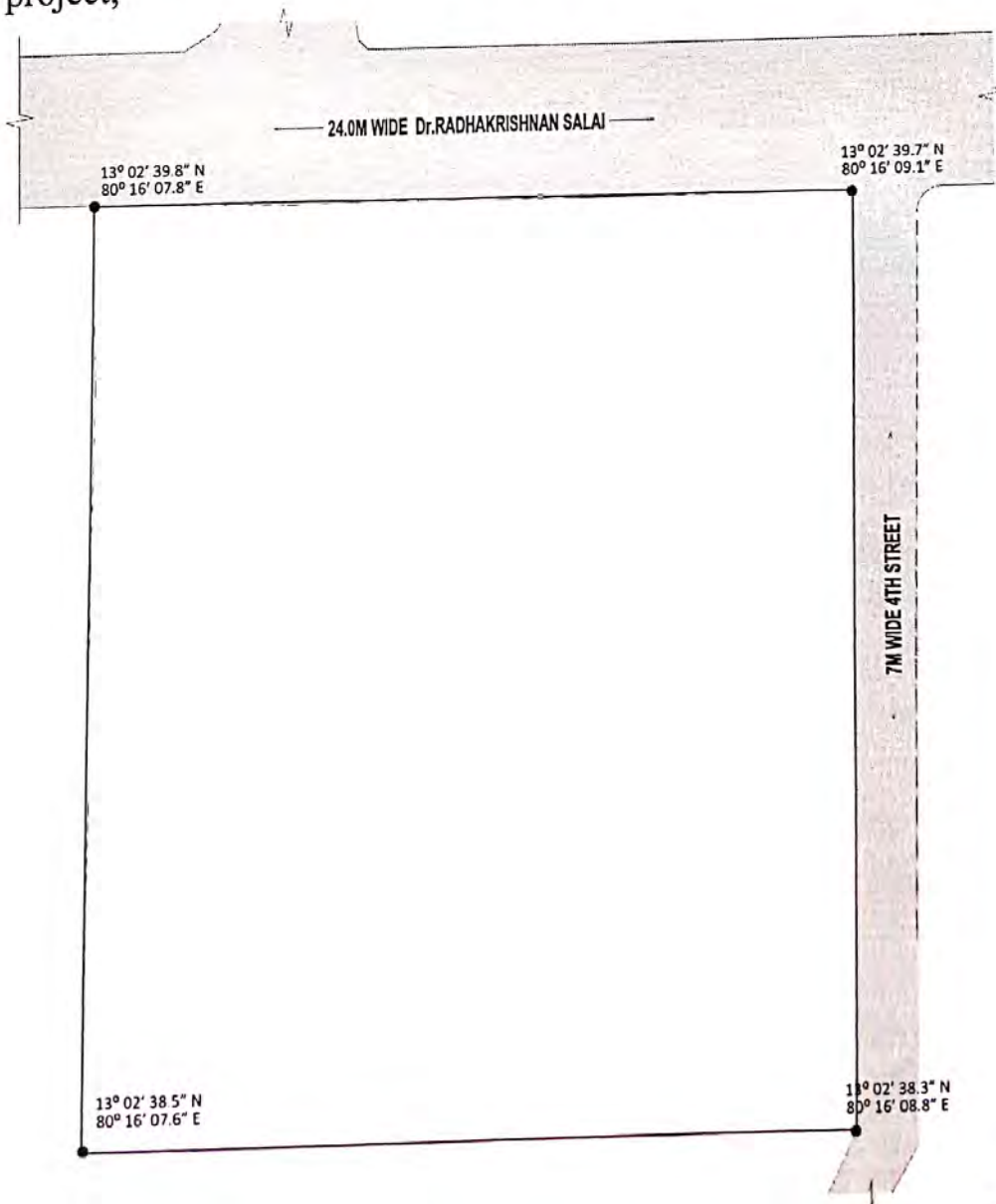
Plan of Development Works

- Internal roads and footpaths	Yes
- Water supply	Yes
- Sewerage	Yes
- Storm water drains	Yes
- Landscaping and tree planting	Yes
- Street lighting	Yes
- Treatment and disposal of sewage and sullage water	Yes



- Solid waste management and disposal	Yes
- Water conservation / rain water harvesting	Yes
- Energy management	Yes
- Fire protection and fire safety requirements	Yes
- Electrical meter room, Sub station, Receiving station	Yes
- Open parking	Yes

(x) 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;





(xi) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; Enclosed

(xii) 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; Enclosed

(xiii) the number and areas of covered parking available in the project;

Covered (mechanical) – 54 Nos (12.5 sq.mt. per car park)

(xiv) the number of open parking areas available in the project;

Open – 4 Nos (12.5 sq.mt. per car park)

(xv) Details of Undivided Shares pertaining to the project; Enclosed as per (xii) above

(xvi) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; None

(xvii) 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;

Architects:

Mrs. Sheila Sri Prakash

MCA No. CA/85/09266

L20, VSI Estate,

Thiruvanmiyur, Chennai 600041

[studio@shilpaarchitects.com](mailto:studio@shilpaarchitects.com)

+91 9962504155



Name of the License Surveyor: Mr. A Peramaiyan  
L.S.No – 1773  
New No. 31, Old No. 14, Besant Avenue,  
Adyar, Chennai 600020

Name of the Structural Engineer – Buro Engineers  
New No. 31, Old No. 14, Besant Avenue,  
Adyar, Chennai 600020  
[buroindia@buroengineers.in](mailto:buroindia@buroengineers.in)  
044 24912753/54  
Registration No of the structural Engineer – 1773.

(xviii) a declaration in FORM 'B'. Enclosed

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

Dated: 17/07/2019

Place: Chennai



For Positive Housing Private Limited  
  
Authorized Signatory

Yours faithfully,  
Signature and seal of the applicant(s)



Positive Housing Private Limited

No. 63, G N Chetty Road, T Nagar,

Chennai 600017

044 43931500

9840163538

[Krishnan@ozonegroup.com](mailto:Krishnan@ozonegroup.com)



Old Door No. 23, New Door No. 39 Radha Krishnan Salai, Mylapore, Chennai 600004

Comprised in:

Old RS. No. 1731/11B2, New RS. No. 1731/16

bounded on the

North by : Dr. Radhakrishnan Salai

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