

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

1253



To:

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

Thangaraju. P.
90476 81242.
CD Enclosed.

Sir,

We hereby apply for the grant of registration of our project to be set up at SF No 199/1A, 200, 201 (Part) 205/2 and 206 (Part), Sivanandhapuram, Sathy Road, Saravanampatti – PO, Coimbatore – North Taluk, Coimbatore – District, Tamilnadu – 641035.

1. The requisite particulars are as under :

- (i) Status of the applicant : Company
- (ii) (a) Name : Alliance Mall Developers Co. Pvt. Ltd,
(b) Address : 105/106, Ground Floor, Dream Square, Dalia Industrial Estate, Off New Link Road, Near Fun Republic, Andheri (W), Mumbai, Maharashtra – 400053
- (c) Copy of registration certificate : Attached as Annexure 1
- (d) Main objects : Attached as Annexure 2
- (e) Name , Photograph and address of Chairman of the governing body/ Partners/directors etc. : Attached as Annexure 3
- (iii) PAN No : AAGCA5970N
(Attached as Annexure 4)
- (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 : Union Bank of India,
Branch: Bazargate Street,
Address: Bazargate Street,
266, Perin Nariman Street,
Fort, Mumbai -400001
- (Bank Certificate in specified format attached as Annexure 5)
- (v) Details of project land held by the applicant : A portion admeasuring 5013.33 Sq M highlighted in red color boundary on the larger property located on

SF Nos 199/1A, 200, 201 (Part) 205/2 and 206 (part) admeasuring in aggregate 25.66 acres situated at Sivanandhapuram, Saravanampatti – Village within the Taluka and District of Coimbatore (Copy of site plan **attached as Annexure 6**)

(vi) Details of Approval obtained from Various Competent Authorities for Commencing the project

:

Copy of Approval documents **attached as Annexure 7**

- A) Technical Clearance dated 06 Jan 2016
- B) Planning Permission dated 22 Feb 2017
- C) Building Approval & Building License dated 12th Mar 2018
- D) Environmental Clearance dated 6th Jan 2017
- E) Consent to Establish Air and Water dated 27th Nov 2017
- F) Approved Plans dated 12th Mar 2018

(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.

:

The Company had developed a Shopping Mall under build and lease model in Coimbatore and the same has started operation in July 2017.

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

:

External development already done by Coimbatore Corporation/ Highway Dept (Back side road by the Corporation and front side road by the Highways Dept)

(ix) Registration fee by way of RTGS done on 27 Feb 2019 for an amount of Rs 6,92,150/- calculated as per sub rule (3) of rule 3/- **(Calculation is attached as Annexure 8)**

:

RTGS Ref : BARB
201902279058494433
Date : 27 Feb 2019
Drawn on :
Amount : Rs 692150/-

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

:

Nil

2. We enclose the following documents in triplicate namely :
- (i) Authenticated copy of the PAN card of the promoter **attached as Annexure 4.**
 - (ii) Audited balance sheet of the promoter for the preceding financial year - **attached as Annexure 9.**
 - (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed alongwith legally valid documents with authentication of such title, if such land is owned by another person – Title Deed **attached as Annexure 10.**
 - (iv) The details of encumbrance on the land on which development is proposed including any rights, title, interest or name of any party in or over such land alongwith details – **EC attached as Annexure 11**
 - (v) 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 – **attached as Annexure 7.**
 - (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; **attached as Annexure 7**
 - (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;
 - a) Water Supply - Yes
 - b) Sewage Disposal - Yes
 - c) Solid Waste Disposal (Garbage) - Yes
 - d) Renewable Energy -
 - e) Fire Fighting (for MSB) - Yes
 - f) Emergency Evacuation Services (for MSB) -
 - (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; are **attached as Annexure 12.**
 - (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; are **attached as Annexure 13.**

(x) details of the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace, number & area of Covered & open parking available in the project and Details of Undivided share pertaining to the project **attached as Annexure 14.**

(xi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; **attached as Annexure 15.**

(xvi) a declaration in FORM 'B' **attached as Annexure 16.**

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

Dated : 12 March 2019

Place : Coimbatore



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

For Alliance Mall Developers Co Pvt. Ltd.


Authorised Signatory

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

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.

