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REGULATORY RECORD

RERA Document

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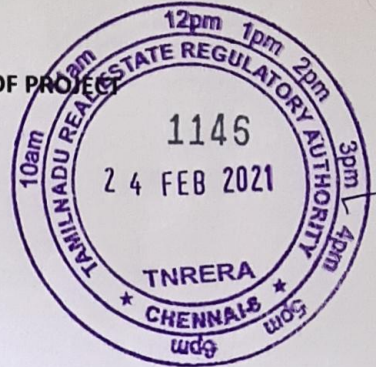
FORM 'A'

{See rule 3 (2)}

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.



Sir,

We hereby apply for the grant of regulation of our project to be set up at Chinnavedampatti village (Coimbatore North), Coimbatore District, State Tamilnadu.

1. The requisite particulars are as under: -

(i)	(Status of the applicant, whether individual/ company/ proprietorship firm/ societies/ partnership firm/ competent authority	Army Welfare Organisation registered under Societies act
(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	SOCIETY
	(a) Name	Army Welfare Housing Organisation
	(b) Address	Army Welfare Housing Organisation, Kashmir House, Rajaji Marg, New Delhi - 110 011
	(c) Copy of registration	Enclosed
	(d) Main objects	To provide economically viable homes to serving/ retired members of the army and their widows on a 'No profit No loss' basis
	(e) Name, photograph and address of chairman of the governing body/ partners/ directors etc	Col. Muralidharan, Project Director "Dinesh Vihar", Old Mahabalipuram Road, Semmancherry, Padur, Chennai, 603103.



(iii)	PAN No.	AABTA4251G (Copy enclosed)
(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	CANARA BANK Kashmir House, Rajaji Marg, New Delhi - 110 011. A/C No: 91222160000123 IFSC Code: CNRB0019122
(v)	Details of project land held by the applicant	33.56 Acres [135711.623 sqm) comprising of survey Nos 171/1,2; 178/1 to 5; 180/1,2; 181/1A1; 182/1A, 1B1, 1C1; 183/1,2,3; 186/1,2; 187/1A,1B & 187/2A
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	Planning Permission obtained from LPA, Coimbatore vide No 7907/2010 dated 08.02.2012 (Copy enclosed) Building License obtained from Coimbatore Municipal Corporation vide B.L. No 125/12/MH3(N) & B.A. No 156/12/MH3(N) dated 02.04.2012 (Copy enclosed)
(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	Belgaum Pune Lucknow-Sector 8B Lucknow-Sector 6A Mysore Status report enclosed
(viii)	Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority)/ Self Development	Self-development
(ix)	Registration fee by way of a demand draft dated drawn on Bearing no. for an amount of Rs. /- calculated as per sub-rule (3) of rule 3	By way of RTGS fund transfer through Canara Bank, Kashmir House Branch, New Delhi for Rs. 12,51,788/- vide UTR No. CNRB52021022357926716 to Acct.No.6543057988 dt.23/02/2021.
(x)	Any other information the applicant may like to furnish	NO

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

(i)	Authenticated copy of the PAN card of the promoter	AABTA4251G Copy 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	Copy of sale deeds along with abstract of land enclosed. All lands owned by the promoter (AWHO)

	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 detail	There is no encumbrance on the land (Latest available copies of EC enclosed)
(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	All lands owned by the promoter (AWHO)
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 sanction plan, partial completion certificate for each phases.	Building permit and sanctioned plan enclosed. Completion certificate not applicable being a DTCP project.
(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	Copies of Sanctioned plans enclosed
(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.	All facilities mentioned are provided.
(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	Chinnvedampatti, Coimbatore Latitude & Longitude North East: 11 04'43.3"N&76 58'25.8"E North West: 11 04'43.3"N&76 58'25.8"E South East: 11 04'27.9"N& 76 58'31.2"E South West: 11 04'23.8"N& 76 58'23.1"E
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Typical Allotment Letter enclosed

(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	Details enclosed
(xi)	The number and areas of covered parking available in the project	No of parking under stilt – 330 Area of parking under stilt- 4125 sqm
(xii)	The number of open parking areas available in the project	No of open parking with roof – 70 Area of open parking with roof – 875 sqm
(xiii)	Details of Undivided Shares pertaining to the project	Already provided in the carpet area attached (Ref point no. (x) above.
(xiv)	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	No agent appointed
(xv)	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	List enclosed
(xvi)	A declaration in FORM 'B'	Enclosed

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

Dated: 24-02-2021

Place: Chennai

Yours faithfully,

Signature and seal of the applicant(s)



Muralidharan
(Muralidharan)
Colonel
Project Director
AWHO Chennai

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
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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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