

RE

REGULATORY RECORD

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SR INFRA TECH

Reg. No: FR/COIMBATORE/193/2021

GSTIN: 33AEIFS9127G1ZV



12/08/2021
9942581302

- ✓ 4/8N, Kuppanoor East,
Chellappagoundan Pudur,
Puthu Road, Siruvani Main Road,
Coimbatore - 641 010.
- ☎ 9600696896 / 9698996969

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Tamil Nadu Real Estate Regulatory Authority,
1st Floor, Tower II, CMDA,
No:1 Gandhi Irvin Bridge Road,
Egmore, Chennai-600 008.



Sir,

We hereby apply for the grant of registration of our project
ANANDHAMAYAM senior citizen illam to be set up at Madampatti
village & Panchayat, Perur Taluk, Coimbatore District, Tamil Nadu State

- I. The requisite particulars are asunder:-
(i) Status of the applicant, whether individual / company / proprietorship
firm / societies / partnership firm / competent authority;

PARTNERSHIP FIRM

- (a) Name: M/s. SR INFRA TECH
- (b) Address: Kuppanoor east, Chellappagoundanpudur (pirivu)
Siruvani Main Road, Coimbatore-641010, Tamil Nadu
- (c) Copy of registration certificate- Enclosed
- (d) Main objects

Civil construction, Land Development,

For SR Infrotech

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

Mr.N.RAVI, s/o Mr..Nadesan,(Pan No:ACOPR5390J),
(Aadhar No: 7981 0856 2129) residing at D.No:22 A,
A.K.S.Nager ,3rd Street, Gandhi Park, Coimbatore-641001



- (ii) PANNo.AEIFS9127G;

- (iii) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained in Indian Overseas Bank Madampatti Branch (Sol ID: 1937) Kuppanur Road ,Madampatti, Coimbatore-641010 ;

- (iv) Details of project land held by the applicant;

This Project is a joint development. This project will be developed in the land measuring 4.815 Acres which belongs to M/s. Swarnalayam property developers- one of it's Partner Mr. K.Subbiah.

Details of Approval obtained from Various Competent Authorities for permission, building permit / building sanction plan, partial completion certificate for each of such phases

- (v) Director of Town and Country Planning, Chennai vide approval No: 142/2017 dated 30.05.2017 and Planning permission issued by Local Planning Authority, Coimbatore vide approval No:13("அ முதல் எ")/2018 dated 12.01.2018 and building License Approval from Madampatti panchayat ,Thondamuthur union vide No:02/2018-2019 dated 04.06.2018.

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.,

No new projects have been launched by M/S. Swarnalayam property developers in the last 5 years. This is our first project

- (vi) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;
Lay out approach Roads have been formed and gifted to the Madampatti village and panchayat, Thondamuthur union by gift deed No.3769/2017 dated-02.08.2017 executed before the SRO Thondamuthur. The village panchayat is expected to complete the development works in future. The Roads will be laid through self development.
- (vii) Registration fee by way of a demand draft dated drawn on 06/08/2021, Indian Overseas Bank, bearing no:134526976 for an amount of Rs.1,09,778/- calculated as per sub-rule (3) of rule3;
- (viii) Any other information the applicant may like to furnish.
 - a) NOC Received from Tahsildar, Geology and Mining, Agricultural Department and Forest Department.
 - b) Calculation sheet of Registration Fee
 - c) Structural stability Certificate
 - d) Registration Certificate of LBS
 - e) Registration Certificate of Structural Engineer
 - f) Original certificate from Indian Overseas Bank

II. I/we enclose the following documents in triplicate, namely:-

- a. Authenticated copy of the PAN card of the promoter;
- b. Audited balance sheet of the promoter for the preceding financial year

- c. 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;

1. Sale deed Registered in favor of M/S. Swarnalayam property Developers wide document No:8345/2014 dated 15.12.2014 at the office of the Sub-registrar, Thondamuthur, Combatore.
2. Sale deed Registered in favor of M/S. Swarnalayam property Developers wide document No:8346/2014 dated 15.12.2014 at the office of the Sub-registrar, Thondamuthur, Combatore
3. Sale deed Registered in favor of M/S. Swarnalayam property Developers wide document No:1083/2015 dated 16.02.2015 at the office of the Sub-registrar, Thondamuthur, Combatore
Patta Nos: 864,1367 &1419.
4. General power of attorney executed by M/S. Swarnalayam property Developer's Partners Mr.K.Subbiah & S.Malika in favour of Mr. K.Thangavelu and registered vide doc.No:4159/2018 of Book date. 27.06.2018 .
5. General power of attorney cancellation executed by Mr. K.Thangavelu in favour of Swarnalayam property Developer's Partners Mr.K.Subbiah and S.Malika and registered vide doc.No:8798/2019 of Book date: 13.12.2019 .

- I. 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;

--Nill--(Encumbrances Certificate No:
558/2020,39299311/2020,39298912/2020;559/2020;39298910/2020;
39300988/2020;39915832/2020;51697740/2021;51698261/2021;
51694900/2021)

- II. 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;

Development agreement executed on 16.07.2021 between
M/S.SR INFRA TECH one of the Partner's Mr.Ravi & SWARNALAYAM
PROPERTYDEVELOPERS One of the Partner's Mr.K.Subbiah

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 plan

Director of Town and Country Planning, Chennai vide approval No: 142/2017 dated 30.05.2017 and Planning permission issued by Local Planning Authority, Coimbatore vide approval No:13('அ முதல் எ')/2018 dated 12.01.2018 and building License Approval from Madampatti panchayat, Thondamuthur union vide No:02/2018-2019 dated 04.06.2018.

- III. 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;

Director of Town and Country Planning, Chennai vide approval No: 142/2017 dated 30.05.2017 and Technical Specifications

- IV. 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;

- | | |
|--|--|
| 1. Drinking water | - Bore well and supplied by Local panchayat |
| 2. Sewage and Drainage system | - Sewage treatment plant provided In our site |
| 3. Solid& Liquid waste management | - Solid & Liquid waste collected From both Apartments And Villas and disposed by village panchayat |
| 4. Use of renewable energy | - Solar street light and solar water heater will be provided . |
| 5. Fire fighting and Emergency evacuation services | - Not applicable. Because this is not Multistoried building Project. |

- V. 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;

10° 95'21.1"N 76° 86'54.8"E

- VI. Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

Draft of all allotment letter, Agreement for sale, Construction Agreement and Sale deed.

- VII. 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;

- VIII. The number and areas of covered parking available in the project;

The total No. of covered parking-84 Nos.

The total Area of covered parking- 1338.96 Sq.M(84*15.94 Sq.M)

Total No.of covered Two wheeler parking- 24Nos.

Total Area of covered Two wheeler parking- 72.00Sq.M (24* 3.Sq.M)

- IX. The number of open parking areas available in the project;

Total No.of open parking -9.00 Nos

Total Area of open parking -112.50 Sq.Mt(9.00*12.5 Sq.Mt)

- X. Details of Undivided Shares pertaining to the project;

- XI. The names, addresses, phone numbers, email ids and registration details of Real estate agents, if any, for the proposed Project:-

Nill

XII 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; ✓

1. Details of Contractor : Own Construction ✓

2. Details of Architect : Not Engaged

3. Details of Structural Engineer: ✓

Name : Er.P.Magudeswaran.M.E.,(Struct.),

Address : 247, Thadagam road,
R.S.Puram
Coimbatore-641001

Contact No: 9994511577

e-mail Id : total design2009@gmail.com

Registration No: LPA/SE/GR-I/19/04/043.

4. Details of Site Engineer:

Name : Er.M.KUMAR.B.E.,(Civil),

Address : 6 /55 Anna Nager ,Kalikkanaicken palayam,
Sundappalayam (po), Coimbatore -641007

Contact No : 9942581302

e-mail Id : kumar.m_1977@rediffmail.com

Registration No: 279/2007-2008-Gr-II

XIII A declaration in FORM 'B'.

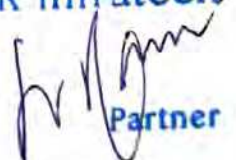
I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief. Date:

Place: Coimbatore

Date: 07.08.2021

Yours faithfully,

For SR Infratech


Partner

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.

