

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF
PROJECT

To

The Real Estate Regulatory Authority
CMDA Building
Egmore, Chennai-600 008



Sir,

- (i) I/We hereby apply for the grant of registration of my/our project at S.F. No. 144/19 & 145/5, Site No 483, NGGO Colony, Kurudampalayam Village, Coimbatore North Taluk, Coimbatore District.

1. The requisite particulars are asunder:-

(ii) Status of the applicant, company

In case of companies -

(a) Name : CM PROCONS
& Mr. L. Thoufiq Ahmed

(b) Address : CM Procons
Ground Floor, No 64/2, Gengu Red
Egmore, Chennai-600 008



L. Thoufiq Ahmed
253/10, Pioneer Colony, Anna Nagar
West Extension, Thiruvallur, 600101

(c) Copy of registration } : **Enclosed**
certificate }

(d) Main objects : "Construction, Promotion of
Residential/Commercial Apartment/S,
Promoting Gated Community, Promoting the
Land Development for both Residential and
Commercial Purposes, Developing and
Constructing Building, Promoting and
Constructing Commercial Establishments,
Developing Residential Units, Act as an agent
for the Promotion of Residential, Industrial,

For CM PROCONS
M. Fackeer Mohideen

M. FACKER MOHIDEEN
PARTNER

Commercial Hub, Managing the Property/IES of The Company or for others and Act as the Property Management Company, Promote and Manage Real Estate Portal and Promote Hospital, Restaurant, Hotels and other related activities" and other allied business/business may be decide by the partners from time to time.

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

a. Partners:

M. Fakeer Mohideen,
S/o. M.K.M. Meera Pillai
No. 65, Harris Road,
Pudupet, Chennai 600 002

S.Ramanujam
S/o. R.Satakopan,
H1, Subramaniam Colony,
Velacheri, Chennai 600 042

b. Landowner

L. Thoufiq Ahmed
253/10, Pioneer Colony, Anna Nagar
West Extension, Thiruvallur 600101

(iii) PAN No.

CM Procons - AARFC1144N
L. Thoufiq Ahmed - ASIPT2454P

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained

Account No. 510909010233475
CITY UNION BANK LTD
Ram Nagar Branch, 27-30, Sarojini Street, Ramnagar
Coimbatore - 641009

(v) Details of project land held by the applicant

Survey No. 144/19 & 145/5, Site No.483,
Nggo Colony, Kurudampalayam Village,
Coimbatore North Taluk, Coimbatore District,
550 Sq. Mt



For CM PROCONS
M. Fakeer Mohideen
M. FACKER MOHIDEEN
PARTNER

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- (vi) Detail of Approval obtained from various competent Authorities for Commencing the Project

1. Planning Permit: 70/2023
2. Building Permit: 129/2022-2023

- (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.

Sl. No.	Site Address	No. of Apartments	Status
1	8, Chinna Street, Egmore, Chennai 600 008	6	All work Completed. RERA exempted. Exemption letter enclosed. Page no. 131A

- (viii) Agency to take up external development work _____ Local Authority / Self Development;

Not Applicable

- (ix) Registration fee by way of a demand draft dated 22.05.2023 drawn on Chennai. Bearing no: UTR: CUIBH23142022482 for an amount of Rs.28539 calculated as per sub-rule (3) of rule3;

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

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

- authenticated copy of the PAN card of the promoter;
- audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for preceding financial years;
- 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;
- 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;



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PARTNER

- (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
- (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 or proposed to be developed in phases, an authenticated copy of the planning permission, Building Permit/building sanctioned 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;
- (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; --

Fire Fighting Facilities	: Not applicable
Drinking Water Facilities	: Bore well is provided and a Sump for Drinking water Storage is provided
Solid Waste Management	: Disposed through Panchayath Union regular waste collection
Liquid Waste	: STP is provided to recycle the Waste water from Bathrooms and One Septic tank is provided for removal of soiled waste from Toilet
Emergency Evacuation Services	: Not Applicable
Renewable Energy	: Provision for Solar water heated water supply for one bathroom of each apartment is given

- (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; -

Separate Sheet enclosed



For CM PROCONS
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 M. FACKEE MOHIDEEN
 PARTNER

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees —

Format prescribed by Government of Tamil Nadu would be adopted.

- (x) The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony or verandah, open terrace and other common areas, if any, details of which have to be furnished separately;--

Separate Sheet is Enclosed.

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

Separate Sheet is Enclosed.

- ii. the number of open parking areas available in the real estate project;--

Separate Sheet is Enclosed

- iii. Details of undivided share pertaining to the project

Separate Sheet is Enclosed.

- iv. the names, addresses, Phone numbers, E.mail Id's and registration details of real estate agents, if any, for the proposed project

Not Applicable

the names, addresses, Phone numbers, E.mail Id's and registration details of the Contractors, Architect, 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

a. Contractors : Own development

b. Architect : A.Mohamed Murzook,

No.4, Police Manickam Street,

Ayanavaram, Chennai-600023

CGLRGN/RA/Gr-1/2019/09/030

Mob:9940057758

Mail: murzook@gmail.com

c. Structural engineer : Mohamed Zaheeruddin Mahboob

CGLDIST/SE/Gr-1/2022/05/001

Mob:94458 75166

Mail: raisers.mahboo@gmail.com



For CM PROCONS

M. Fackeer Mohideen

M. FACKER MOHIDEEN
PARTNER

d. Site Engineers:

Mohamed Imran Khan

CGLDIST/RE/Gr-III/2020/12/026

Mob:7397510010

Mail: mohamed.imran05@yahoo.com

e. Project management
consultant

Self

f. Geo technical engineers:

E.Ravi

LPA/GTE/19/06/007

Mob:

Mail:

(xi) a declaration in FORM 'B'.

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

Dated : 23.07.2022

Place: Chennai

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

For CM PROCONS

M. Fackeer Mohideen

M. FACKER MOHIDEEN
PARTNER

M. Fackeer Mohideen



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
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.

