

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
First Floor, East Wing,
Thallamuthu Natarajan Maligai,
No.1, Gandhi Irwin Road,
Egmore, Chennai -8

000999



Sir,

I, N. Balasubramanian, son of Lt. Narayana Iyer, Hindu, aged about 53 years, residing at A301, Srivatsa Platinum Apartment, Thadagam Road, Edayarpalayam, Coimbatore- 25, do hereby apply for the grant of registration of my project to be set up at Sirukinnar Village, Dharapuram Taluk, Tirupur District, Tamil Nadu.

1. The requisite particulars are as under :-

(i) Status of the applicant, whether individual/company/proprietorship firm/
Societies/Partnership firm/Competent authority. :-

INDIVIDUAL

(ii) In case of individual-

- (a) Name :- N. BALASUBRAMANIAN
(b) Father's Name :- Late. A.V. NARAYANA IYER
(c) Occupation :- PROPERTY DEVELOPER
(d) Permanent address :- A301, Srivatsa Platinum Apartment, Thadagam Road, Edayarpalayam, Coimbatore- 25
(e) Photograph



9003616256

OR

In case of firm/Societies/ trust/ companies/limited liability partnership /
Competent authority:- **NOT APPLICABLE**

- (a) Name
(b) Address
(c) Copy of registration certificate
(d) Main objects
(e) Name, photograph and address of chairman of the governing body/
Partners/ directors etc.

For GURUKRISHNA NAGAR
PROPRIETOR

(iii) PAN No

:-

AEEP7917H

(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:-

State Bank of India, Goundampalayam Branch, Coimbatore.

(v) Details of project land held by the applicant:-

All the piece and parcel of the land measuring 2.09.0 Hectares (5.16 Acres) (Old S.F.No. 907 and 908) of Punja land comprised in Re-Survey No. 133/3B, and bearing New Re-survey Patta No.1621 and situated in Sirukkinar Village, Dharapuram Taluk, Tirupur District and within the Registration District of Tirupur and Sub Registration District – Dharapuram and bounded on

North by: - lands comprised in New R.S.No. 133/1 & 134,

East by :- Thundukadu

South by: - lands comprised 133/3A and New RS.No. 116

West by :- lands comprised in 133/2,133/3A and S.No.116
Dharapuram-Erode State Highway Road (SH83A)

(Along with a well which is closed and also 5 HP Electric Motor pump set fixed in the well with electricity service connection No. 369-010-186- now surrendered to TANGEDCO)

(vi) Details of Approval obtained from Various Competent Authorities for commencing the project:-

A. DTCP Approval plan No. 67 of 2017, dt. 24/11/2017, Salem Division,

B. Sirukinnar Village Panchayat resolution No. 3 dt. 01/12/2017

C. Approach Road Certificate, bearing ref. No. 185/2017/IA dt. 24/02/2017 issued vide proceedings of Divisional Engineer, Highway Department, Dharapuram (S.H. 83A)

(vii) Brief details of the project 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;

“SELF DEVELOPMENT”


PROPRIETOR

(ix) Registration fee by way of a demand draft dated 5.12.17 drawn on INDIAN BANK - HIGH COURT BRANCH bearing No. 870575 for an amount of Rs 58870 /- Calculated as per sub-rule(3) of rule 3;

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

2. 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 that 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 any party in or over such land along with details;	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, as the case may be, entered into between the promoter and such owner and copies of the 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 to be 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.	NOT APPLICABLE NOT APPLICABLE
(vi)	The sanctioned plan, layout plan and specifications of the proposed project or the phases thereof and the whole project as sanction by the competent authority;	ENCLOSED
(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	NOT APPLICABLE

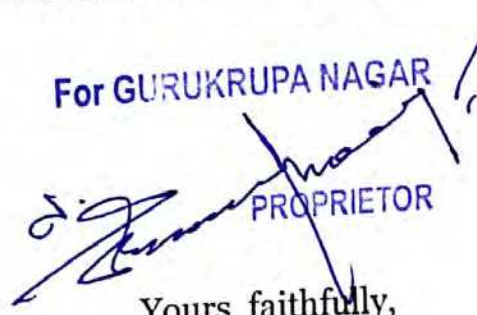
[Signature]
For GURUKRIPA NAGAR
PROPRIETOR

	facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy;	
(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;	ENCLOSED
(ix)	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	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.	NOT APPLICABLE
(xi)	The number and areas of covered parking available in the project;	NOT APPLICABLE
(xii)	The number of open parking areas available in the project;	NOT APPLICABLE
(xiii)	Details of Undivided Shares pertaining to the project;	NOT APPLICABLE
(xiv)	The Names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project.	NOT APPLICABLE
(xv)	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 project;	NOT APPLICABLE
(xvi)	A declaration in FORM 'B'.	ENCLOSED

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

Dated: 05/12/2017
Place: Chennai

For GURUKRUPA NAGAR


PROPRIETOR

Yours faithfully,

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
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