

RE

REGULATORY RECORD

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107
FORM 'A'
[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

454
The Real Estate Regulatory Authority
No.1A, 1st floor,
Ganthi Irwin bridge road,
Egmore, Chennai – 600 008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at
Jameen kottampatti Village, Tehsil Pollachi, District Coimbatore, State Tamil
nadu.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / ~~proprietorship firm / societies /~~
~~partnership firm / competent authority;~~

In case of individual –

Name	-	C. Selvaraj
Father's Name	-	Chinnasamy
Occupation	-	Real Estate
Permanent address	-	42, Sri ram avenue, Pappanaickenpalayam, Coimbatore-37. Ph no : 0422 4351809 94433 25809

Photograph



(a) OR

In case of firm / societies / trust / companies / limited liability
partnership / competent authority -

- (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.

Not Applicable

(ii) PAN No. ANBPS6371C :

(iii) 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

AXIS BANK,

CAADV : 919020075922129

CAESC : 919020075425356

Avinashi Road, Coimbatore .

(iv) Details of project land held by the applicant

: S.F.No.158/3A2A,

Zamin Kottampaatti, Pollachi.

நகர் ஊராட்சி ஒன்றிய இயக்குநர்.

(DTCP APPROVAL NO : 665/2018)

வட்டார வளர்ச்சி அலுவலர் (கி.ஊ) பொள்ளாச்சி

(தேற்கு). தீர்மான எண்:

(FINAL PLAN APPROVAL NO : 5/2019).

PROJECT NAME : ANAND AVENUE

DOC NO: 1690/2018 DT.23/02/2018

AREA : 3.61 ACRES

Anand Avenue Project Cost Details.

Total value of Asset	-	2,04,00,000/-
Total Reg. Exp.	-	<u>22,44,355/-</u>
		2,26,44,355/-
Development Exp.		<u>13,94,227/-</u>
Total Cost		<u>2,40,38,582/-</u>

Latitude and longitude with GPS co-ordinates

SouthWest	:	10°37'39"N	77°00'54"E
SouthEast	:	10°37'39"N	77°00'57"E
NorthEast	:	10°37'45"N	77°00'58"E
NorthWest	:	10°37'45"N	77°00'55"E
GPS Location	:	10.627798	77.015594

- 111
- (v) 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. ;

(KOVALTHIRU NAGAR EXTN.) - KALAPATTI

Total sq.ft	:	60 Cents
DTCP Approval No	:	150/2018
No of sites	:	6 (5+1(Shop))
Total	:	6

Project was completed before one year

- (vi) Agency to take up external development works _____ Local Authority / Self Development; **NOT APPLICABLE**

- (vii) Registration fee by way of Online transfer dated 18/10/2019 drawn on AXIS BANK bearing (Ref ID:698134496). (URL CODE IMPS/P2A/929116261286/TAMIL /INDIANB/X05) for an amount of Rs. 41750/- calculated as per sub-rule (3) of rule 3;

- (viii) Any other information the applicant may like to furnish. **NIL**

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

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
- (iii) 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;
- (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 details;
- (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;

NOT APPLICABLE

- (vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases; **NOT APPLICABLE**

JAMIN KOTTAMPATTI - (ANANDH AVENUE)
REGISTERED SITE DETAILS
Financial Year - 2018 - 19

Sl.No	DOC. REG DATE	SITE NOS	TOTAL SQFT	CENT	SQFT	CLIENTS NAME	DOC.No	DOC. Value (Rs.)
1	22/1/19	14	1488	3	181	MR. GOPALSAMY	505/2019	1,48,800
2	29/1/19	4 & 5	1024	2	152	MR. MOHAN	754/2019	2,57,000
3	07/2/19	63	1500	3	193	MR. RAJA	1170/2019	3,76,000
4	07/2/19	62	1500	3	193	MR. MOHAMMED SHERIF	1171/2019	3,76,000
5	7/2/19	64	1488	3	481	MR. MURUGANATHAM	1172/2019	3,72,500
6	7/2/19	53	2588	5	410	MR. MUTHURAJ	1180/2019	6,47,000
7	7/2/19	55	1800	4	058	MRS. MANORAMMA	1181/2019	4,50,000
8	7/2/19	54	1975	4	233	MRS. ANANTHI	1182/2019	4,93,750
9	21/2/19	13	1500	3	193	MRS. NIVETHA	1713/2019	3,75,000
10	21/2/19	36 to 42	13430	30	363	MRS. NIVETHA	1714/2019	33,57,500
11	21/2/19	15	1738	3	431	MR. MURUGAVEL	1712/2019	4,34,500
12	6/3/19	11,12 & 29 to 31	4800	11	08	MRS. GOKILA	2258/2019	12,00,000
13	21/3/19	7 & 8	1188	2	317	MR. ARUCHAMY	2894/2019	3,00,000
14	21/3/19	26 & 27	1188	2	317	MRS. LOKANAYAKI	2893/2019	3,00,000
15	21/3/19	47	1800	4	058	MR. MANI	2895/2019	4,50,000
16	21/3/19	51 & 52	4308	9	387	MR. KRISHNAKUMAR	2892/2019	10,77,000

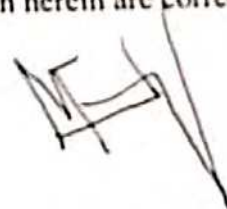
JAMIN KOTTAMPATTI - (ANANDH AVENUE)
REGISTERED SITE DETAILS
Financial Year - 2019 - 20

Sl.No	DOC. REG DATE	SITE NOS	TOTAL SQFT	CENT	SQFT	CLIENTS NAME	DOC.No	DOC. Value (Rs.)
1	2/05/19	33	1800	4	057	MR. MUHAMED RAFFIC	4078/2019	4,50,000
2	2/05/19	34&35	3588	8	104	MRS. NIVETHA	4077/2019	8,97,000
3	7/06/19	65	1738	3	430	MRS. MANIMEGALAI	5082/2019	4,35,500
4	7/06/19	66	1750	4	008	MRS. MANIMEGALAI	5081/2019	4,38,500
5	7/06/19	67	1819	4	077	MR. ARULVEL	5083/2019	4,51,000
6	7/06/19	61	1500	3	193	MR. ARULVEL	5084/2019	3,63,500
7	7/06/19	43	1488	3	181	MR. VINOTH KUMAR	5085/2019	3,72,500
8	14/06/19	9&10	1120	2	249	MRS. SHANTHALAKSHMI	5344/2019	2,80,000
9	24/06/19	50	1788	4	046	MRS. BHUVANESWARI	5640/2019	4,47,000
10	24/06/19	49	1800	4	058	MR. KANNAN	5641/2019	4,50,000
11	16/09/19	18	1813	4	071	MR. ARAVINTH	8346/2019	4,53,250



- (vii) 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;
- (viii) 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, emergency evacuation services, use of renewable energy; **NOT APPLICABLE**
- (ix) 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;
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees ; **NOT APPLICABLE**
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any; **NOT APPLICABLE**
- (xii) the number and areas of garage for sale in the project; **NOT APPLICABLE**
- (xiii) the number of open parking areas available in the real estate project;
NOT APPLICABLE
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project; **NOT APPLICABLE**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
NOT APPLICABLE
- (xvi) 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: 10/1/2020
Place: Coimbatore

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

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,
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+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.

