

RERA Document

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FORM 'A'

[See Rule 3(2)]

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APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulation Authority,
Egmore, Chennai 600 008.

Sir,

We hereby apply for grant of registration of our Layout Project to be set up at S.F.Nos 1409/2, 3A2, 3C1B, 3C2, 1410/2 & 1411 of extent 13.708 Hectare in Suriyanallur Village, Dharapuram Taluk, Tirupur District, TamilNadu.

1. The requisite particulars are as under:-

- i) Status of the applicant, whether individual/company/proprietorship firm/societies/partnership firm/competent authority : General Power of Attorney general with two individuals and one private limited company as given below

ii) **GENERAL POWER OF ATTORNEY GENERAL**

Name : R. Senthil, S/o, Ramanathan.

PAN No. BFEPS9513L

Occupation : Agriculture.

Address: 71, Udumalai Road, Dharapuram,
Tirupur Dist - 638656.

Mobile No. 9842792067

Email ID : senthilramanathan74@gmail.com

GPA holder vide Registration Deed No. 4361/21 Date : 05 - May -2021.

iii) **LAND OWNERS :**

- 1, **Name** : P.Karthikeyan, S/o Palaniappan,
PAN No. AGVPK1266D
Occupation : Business.
Address: 73-Avinashi Road, Annur Village,
Annur Taluk, Coimbatore 641653.
Mobile No. 9842222160
Email ID: annurkarthikeyan@gmail.com

2, **Name** : K. Rajeswari, W/o Karthikeyan.

PAN No. AGKPR2532C

Occupation: Business.

Address : 73-Avinashi Road, Annur Village,
Annur Taluk, Coimbatore 641653

Mobile No. 9994620784

Email ID : rajee309@gmail.com

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3, **Name** : P. Vijayan, S/o Palaniappan,

Director, Suba Homes Pvt., Ltd.,

PAN No. AAHCS7018N, Occupation : Business

Address : 73-Avinashi Road, Annur,
Coimbatore – 641653

Mobile No. 9842250159

Email ID : vijayankpt@gmail.com

iv) **Name address of the Bank U/s 4(2)(1)(D) of the Act :**

Account Name : R. Senthil

Account Number : 50200056191085.

Bank Name : HDFC BANK Limited.

Branch Name : Dharapuram

IFSC Code : HDFC0002786.

v) Details of project land held by the applicants: 33.86 Acres or 13.708 Hect
land at Suriyanallur Village, Dharapuram Taluk, Tirupur District as
detailed below:

S.F. No.	Land Area	Patta No.	Owner Name	Sale deed No.
1409/2	0.10.0 Hect	1330	K. Rajeswari	10884/11
1409/3A2	1.25.9 Hect	2220	P. Vijayan, Director, Suba Home Pvt. Ltd.	10885/11
1409/3C1B	2.15.2 Hect	2220	P. Vijayan, Director, Suba Home Pvt. Ltd.	10885/11
1409/3C2	0.58.7 Hect	354(Natham)	P. Vijayan, Director, Suba Home Pvt. Ltd.	10885/11
1410/2	0.96.0 Hect	2013	P. Karthikeyan	10883/11
1411	8.65.0 Hect	1330	K. Rajeswari	10884/11
Total	13.70.8 Hect			

vi) Details of Approvals obtained from various competent authorities for commencing the Project: 669

1. Director of Town and Country Planning, Chennai, letter No. 12912/2020/TCP3, dated 18.02.2021
 2. Deputy Director in-charge of District Town and Country Planning, Tirupur letter No. 491/201/TD, dated 23.03.2021.
 3. The President, Suriayanallur Village Panchayat, Proceeding No.03/2020-21 date: 31.03.2021.
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vii) Brief details of the project launched by the promoter in the last 5 year :

by
^

No projects where launched the promoter in the last 5 years

viii) Agency to take up external development works:

Tar Road, CC Drainage works, RCC bridge across PAP canal, Two OHT s of size 60,000Liters each , and water pipe line works completed by the applicants and handed over to the Local body as per the instruction of the Director of Town and Country Planning, Chennai. Letter dated: 22.09.2020.

ix) Balance fee Rs.200/- paid by way of RTGS, (No.UCBAH21198687507 Date: 17.07.2021) deposited in Indian Bank A/c No.6543057988, IFS - code : IDIB0001010, CMDA Branch, Chennai 8, in favour of TNRERA, on date 11-05-2021 calculated as per sub-rule of rule 3; (Paid in slip enclosed)

x) Any other information the applicant may like to furnish: We have developed the layout with Tar roads, CC drainage, RCC Bridge, RCC Over Head tank of size 60,000 liters x 2 Nos, and water distribution line. We have gifted the above items to the Local body vide registration Nos. 107/2021. 108/2021 and 550/2021 (copy enclosed) and this was accepted by the Local body. Hence, we request you, to issue necessary instructions to the bank to withdraw the amount in full, as and when deposited.

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

- i) Authenticated copy of the PAN card of the promoters, & General power of Attorney.

- ii) Audited balance sheet of the promoter for the proceeding financial year,
- iii) Copy of the legal title deed reflecting the title of the promoter to the land on which developments with authentication of such title, if such lands are 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 : No encumbrances (Not applicable)
- v) Authenticated copy of approved layout from the competent authority is enclosed herewith,
- vi) Sanctioned Layout plan attached as above
- vii) Development works were executed before getting final approval of the competent authority
- viii) The location details of the project, along with its boundaries including the latitude and longitude of the end points of the projects are as below:
- Village Name : Suriyanallur , Dharapuram Taluk, Tirupur District
- S.F.Nos : 1409/2,3A2,3C1B,3C2, 1410/2 and 1411
- Total Extent : 13.70.8 Hectares (or 33.86 Acres)
- Latitude : 10 49 01" E
- Longitude: 77 28'34" N
- ix) Proforma of the allotment letter, agreement for sale: Outright purchase only
- x) Carpet area : Not Applicable

Common area details

Area Details	Sq. Meter	Gift Deed No.
Parks	9526.77	107/2011
Bus Bay	205.50	107/2011
Local Body	486.00	107/2011
Electricity Board	481.00	108/2021
Buffer Zone + Green Strips	8287.87	107 & 550/2021
Layout roads	43025.74	107/2021
EWS Area	9584.16	
Total	71597.04	(Area Deductable)

Registration fee payable :

Total Layout area 137080 Sq.m – 71,597 = 65,483 x Rs.5 = Rs.3,27,415/-

+ 200

xi) Number of car parking : Not applicable for Layout

xii) Number of Open car parking : Not applicable

xiii) Details of Undivided Shares pertaining to the project: NIL

xiv) The names, addresses, phone numbers. Email ids:

R. Senthil (General Power of Attorney)

P. Karthikeyan, K. Rajeswari and P. Vijayan

73, Avinashi Road, Annur town and P.O. Coimbatore District

Mobile Numbers and Email ID's given in serial No.1 (Page 1)

xv) 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.
4. Since we have provided all amenities and handed over to local body as per the instruction of Town and Country Planning, We may be allowed to sell the plots and withdraw the full amount from the Bank as and when deposited.
5. We Mr. P. Karthikeyan and K. Rajeswari and one private limited company called Suba home pvt ltd. are co applicant in the proposed layout. The applicants have appointed Mr. Senthil as General power of attorney to sell the salable items vide Registration Deed No.4361/21 Date : 05 - May -2021.
6. Hence we have opened a separate account on behalf of General Power of Attorney.
7. Hence we pray that this may please be accepted.

Dated :

Yours faithfully

X *P. Karthikeyan*
X *K. Rajeswari*
X *P. Vijayan*
For SUBA HOME PRIVATE LIMITED
Director

Signature and seal of the applicants

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.

