

RE

REGULATORY RECORD

RERA Document

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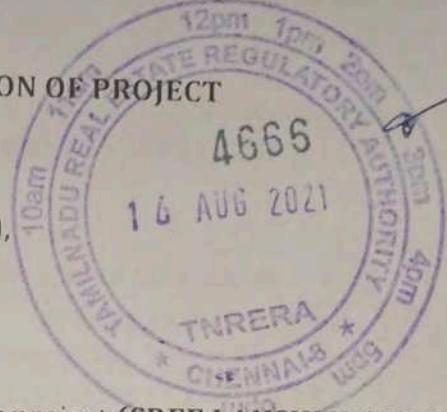
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K.PEACHIAPPAN

23 & 24, Kanya Nagar, Kavundampalayam, Coimbatore - 641 030.

FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Tamilnadu Real Estate Regulatory Authority (TNRERA),
1st Floor, No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.



Sir,

I hereby apply for the grant of registration of my project (**SREE LAKSHMI GARDEN**) to be set up at SF No. 462/3, 464/2B1A, Pannimadai Village, Coimbatore North Taluk Coimbatore District, Tamilnadu State.

1. The requisite particulars are as under:-

i. Status of the applicant - **Individual;**

ii. In case of individual -

(a) Name

: **Mr.K.Peachiappan**

(b) Father's Name

: **Mr.Kalangandi Asari**

(c) Occupation

: **Entrepreneur**

(d) Permanent address

: **No.23 & 24, Kanya Nagar, Kavundampalayam,
Coimbatore - 641 030.**

: **Cell- +91 9894310663**

: **Email-karthickbn85@gmail.com**

(e) Photograph



iii. PAN No.

: **AIAPP5456D ;**

16 Aug

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- 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 in

**KARUR VYSYA BANK,
VADAVALLI BRANCH, MARUTHAMALAI MAIN ROAD, VADAVALLI, COIMBATORE,
RERA CURRENT ACCOUNT NO.1605135000010255
IFSC CODE: KVBL0001605;**

- v. Details of project land held by the applicant by own way of Sale deeds;

Project Name	SREE LAKSHMI GARDEN	Project Description	LAYOUT
Category of the Building	LAYOUT	Project status	COMPLETED
Project Commencement Date	COMPLETED	Project End Date	COMPLETED
Plot Extent (Sq. Mt)	4892.96		
Total Open Area (Sq. Mt)	NOT APPLICABLE	Total Covered Area (Sq. Mt)	NOT APPLICABLE
Project Address line 1	SF.No:462/3, 464/2B1A, Kanuvai-Pannimadai Road, Behind Yuva BharathiPublic School,Pannimadai Village, CoimbatoreNorth Taluk,	Project Address Line 2	SF.No:462/3, 464/2B1A, Kanuvai-Pannimadai Road, Behind Yuva BharathiPublic School,Pannimadai Village, CoimbatoreNorth Taluk,
District	COIMBATORE	Tehsil/Sub District	COIMBATORE
No of Open Parking	NOT APPLICABLE	Total area of open Parking (Sq Mt)	NOT APPLICABLE
No of Covered Parking	NOT APPLICABLE	Total area of Covered Parking (Sq Mt)	NOT APPLICABLE

Development Details:

Type of Dwelling	NOT APPLICABLE	Total No. of Dwelling Unit	NOT APPLICABLE
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Unit		No of Dwelling Unit Available for Sale	NOT APPLICABLE
Carpet area (Sq Mt)	NOT APPLICABLE	Area of exclusive balcony/verandah (Sq Mt)	NOT APPLICABLE
Area of exclusive Open terrace if any (Sq Mt)	NOT APPLICABLE		

vi. Details of Approval obtained from Various Competent Authorities for commencing the Project:

1. DTCP approval from Member Secretary, Coimbatore Local Planning Authority, vide LP/CLPA No. 34/2021 under Plan Approval No.45/2021, dated 10.02.2021.
2. Plan approved in Pannimadai Panchayat under Plan Approval No.07/2020-21 dated 26.02.2021 through Resolution number 415/2021 dated 25.02.2021.

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. - **Project Details - Nil.**

viii. Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development;- **Not Applicable**

ix. Registration fee by way of a demand draft/RTGS dated 05/08/2021 drawn on KVB bearing UTR no: N217210105467231 for an amount of Rs. 24,500/- calculated as per sub-rule (3) of rule 3;

x. Any other information the applicant may like to furnish - **Not Applicable.**

2. I 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 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; - **Not applicable.**

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- 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; - **Copy 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 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**
(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 planning permission, building permit / building sanction plan, partial completion certificate for each of such phases; ; - **Not Applicable.**
- 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; - **Copies 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 facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy; - **Not Applicable.**
- 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; - **Google Map Details Enclosed.**
- ix. Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **Not Applicable.**
- 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.**

12. 10.2

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.

