

RE

REGULATORY RECORD

RERA Document

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BY POST

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

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.

Sir,

6754



We hereby apply for the grant of registration of our project to be set up at **Coimbatore North Taluk**
Coimbatore District, 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;
- (ii) In case of individual – (a) Name (b) Father's Name (c) Occupation (d) Permanent address (e)
Photograph OR

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

- (a) Name : **IVA INFRASTRUCTURE**
- (b) Address : **No:78- IVA -Agam , Vazhiyampalayam ,**
Kalapatti , Coimbatore -641048.
- (c) Copy of registration certificate : **Copy Enclosed**
- (d) Main objects : **Plots Sales .**
- (e) Name, photograph and : Partners : **1.R.Gopinath**
2.D.Sathyanarayana.
3.S.S.Sivakumar
4.N.Mohanraj
address of chairman of the governing body : **No:78- IVA -Agam , Vazhiyampalayam ,**
Kalapatti , Coimbatore -641048.
- / partners / directors etc. : **Passport Photo Copy Enclosed**
- (iii) PAN No. (AAFFI0939P) : **Copy Enclosed**

- (iv) Name and address of the bank or banker with : **CENTRAL BANK OF INDIA , AVARAMPALAYAM Br.**
 which account in terms of section 4 (2)(l) : **MARIAMMAN KOIL STREET , AVARAMPALAYAM ,**
 (D) of the Act will be maintained : **COIMBATORE – 641003.**
- (v) Details of project land held by the applicant : **S.F. NO 1051/1C1 , 1052/1C2,1052/2C ,3C,4B,5A**
1057/1E2, 1057/2B2 of Kalapatti East Village.
- (vi) Details of Approval obtained from Various
 Competent Authorities for : **DTCP Chennai : LP DTCPNO :28/2020 &**
 commencing the Project : **LPA Coimbatore NO 4116/2019-LPA2& 168/2020**
: Coimbatore Corporation: Na.kaNo.9698/2020/MH2E
- (vii) Brief details of the projects launched by the : **IVA Agam , SF No 49/1A6,1B3**
 promoter in the last five years, whether already : **Kalapatti West Village.**
 completed or being developed, as the case may
 be, including the current status of the said
 projects, any delay in its completion, details : **Completed**
 of cases pending, details of type of land and : **No cases**
 payments pending etc. : **No Pending**

Site Address	Project Details	Status of Project	Case pending If any	Type of Land Self or JV	Payment Pending
IVA Agam , SF No 49/1A6,1B3 Kalapatti West Village	DTCP Layout	All Plot sold out (Project Completed)	No Cases	Self Development	No Pending Payments

- (viii) Agency to take up external development works :

(exact Authority or any agreement to the Authority) / Self Development : **Self Development**

- (ix) Registration fee by way of a demand draft : **CENTRAL BANK OF INDIA , AVARAMPALAYAM br**
 Dated : **19.11.2020**
 Drawn on : **Chennai**
 Bearing no. : **106109**
 for an amount of Rs. : **Rs.55,535/-**

calculated as per sub-rule (3) of rule 3;

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

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

- (i) Authenticated copy of the PAN card of the promoter : PAN copy Enclosed
- (ii) Audited balance sheet of the promoter for the preceding financial year : 2018-2019 copy enclosed
- (iii) Copy of the legal title deed reflecting the title of the promoter to the: Legal Opinion Enclosed
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 : Property Documents Copy 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 or over such land along with details : Nil Encumbrance
: 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 : Promoter is the
proposed to be developed : owner of the land
- (A) Authenticated copy of the building permit and sanctioned plan from the
competent authority in accordance with the laws applicable for the project,
and 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 : Layout Development Only
- (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; :Layout Sanctioned by DTCP
: Chennai and Copy Enclosed

- 1)
- (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 : **Development Works were Completed**
- (viii) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude : **11.05' 21.5"N**
and longitude : **77.02' 13.7"E**
of the end points of the project; : **Google Map copy Enclosed**
- (ix) Proforma of the allotment letter, agreement for sale, and The conveyance deed proposed to be signed with the allottees : **Copies are 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 : **NA**
- (xi) The number and areas of covered parking available in the project : **---**
- (xii) The number of open parking areas available in the project : **---**
- (xiii) Details of Undivided Shares pertaining to the project : **---**
- (xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project : **Agents not Appointed**
- (xv) The names, addresses, phone numbers, email ids and registration : **Architect : Mr. Manimaran**
details of the contractors, architects, structural engineers, : **1 st Floor , #2nd Cross Street ,**
site engineers, project consultants, HAVC consultants and : **Om Ganesh Nagar , Vadavalli ,**
Geo Technical Engineers, if any and professionals or key persons; : **Coimbatore – 641041.**

if any associated with the development of the proposed project : Site Er R.Saravanakumar.BE,

: NO -78-Iva Agam,

: Vazhiyampalayam , Kalapatti :
Coimbatore -48. Ph 7373800048

(xvi) A declaration in FORM 'B'.

: Form B - enclosed

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

Dated:

Place:

For IVA INFRA STRUCTURE
R. [Signature]

PARTNER

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

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

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

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

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