Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



Proceedings of the Commissioner
Coimbatore Municipal Corporation, Coimbatore.

Present: DR.K.VIJAYAKARTHIKEYAN,IAS

Online Application No. 0207/17/S Date : 30/3/2017

B.A No. : BA/0149/2017/MH4/S **B.L No.** : BL/0144/2017/MH4/S

LPA ROC No : 2670/2015/ப&ப-1 **PP No** : 165 (அ.அ.இ.எ.எ.) /2016

Building License

Sub : Building License – Coimbatore City Municipal Corporation Construction of New Constructed Building in Approved Layout With SF No.: 446, TS No.: 54 /1 & 2, in Kumarapalayam Village/Locality, Textool Colony Street, Nearest Landmark : Vedapatti Road , Coimbatore – approval of Building Plan License issue regarding.

Ref : 1. Application of Thiru/Tmt. 1.T.M.Sivanesan 2.T.M.Arumugam 3.Mrs.A.Rajam (Power Agent T.S.Gowtham Sivanesan) dated 17/3/2017

2. Technical Approval Date : 30/3/2017 .

ORDER

Building Permission is granted to Thiru 1.T.M.Sivanesan 2.T.M.Arumugam 3.Mrs.A.Rajam (Power Agent T.S.Gowtham Sivanesan) to construct New Constructed Building in Approved Layout With SF No.: 446, TS No.: 54 /1 & 2, in Kumarapalayam Village/Locality, Textool Colony Street, Nearest Landmark : Vedapatti Road , Coimbatore as per approved plan for 3 years from 30/3/2017 to 19.10.2020 subject to the condition as detailed below.

Number of Dwelling = 60 Total Number of Floors = 1Stilt + 3 Height of the Building = 10.93 (Mtr)

Total Floor Area = 7158.02 (Sq.Mtr) PIN Code of the location = 641026

Budget Code	Charges Head	Amount	Account Number	IOB Challan Number	Challan Paid Date
1019	License Fees	359,900.00	322600	6079990	21/3/2017
1043	Debris Fees	117,500.00			
1045/3	Application Fee	85.00			
1054	Attested copy fees	240.00			
1045	Other	100.00			
4020 (1)	Security Deposit	536,930.00	333800	6143311	21/3/2017
1081/3	Under Ground Drainage fees	450,000.00	322700	6129370	21/3/2017
4050/2	Labour Welfare Fund	678,130.00	333700	6080645	21/3/2017

1. A Black Board, measuring 2' X 1' and engraving the details of Name of the building owner building License No date of license, extension of period, name of the Contractor, who is executor of the work, in white color, should be displayed in the front of the building so as to enable to find it out easily at entrance.
2. The approved / revised plan should be made available at the premises, for inspection of the Authorities concerned, on demand.
3. Should apply, in the prescribed form for the assessment of property tax, for the constructed building as per section 129 of City Municipal Corporation Act 1981, along with a copy of the approved plan, within 15 Days, from the date of completion of building or date of occupation which ever is earlier.
4. The deviation from approved plan / unauthorized construction is liable for the levy and collection of penalty of Rs. 50/- per 100 Sq. ft. and thereof per half year under section 283 of Corporation act.
5. The construction should be only in accordance with the approved plan. No electricity and Water Supply connection is permissible, for the deviated/ unauthorized construction of buildings.
6. If any deviation of approved plan is required, a revised plan should be submitted for approval and construction should commence only after a fresh license is obtained prosecution will be launched against the defaulters, under section 447 of Corporation Act or unauthorized construction will be demolished by the office under section 296 of Corporation Act.
7. The license should be renewed on expiry of the license period/ duly applying in the prescribed form and remitting the amount due.
8. The Electricity Service connection if any should be removed, before the commencement of the construction, in the case of reconstruction of existing building.
9. The new building should not be occupied, unless order is obtained from the Corporation under section 26, 33 of the Public Health Act.
10. No debris should be dumped on the Public Streets.
11. Tree planting should be done in the vacant place of the site.
12. Rain Water Harvesting should be provided on completion of the Building.
13. Solar Water Heater should be erected on completion of the Building.
14. Mosquito breeding should be controlled in their respective premises, if not a fine of Rs.1000/ will be imposed by the Corporation .
15. Segregation of garbage for disposal should be done by the occupancies, if not a fine of Rs.100/ will be imposed by the Corporation.

Encl : Approved plan

To.

Thiru : 1.T.M.Sivanesan 2.T.M.Arumugam 3.Mrs.A.Rajam (Power Agent T.S.Gowtham Sivanesan)

Address: Door No.40, Muthaiya Udayar Street, Telungupalayam, Coimbatore_39

Phone No. : 9445052424

Date 30/3/17

FOR Commissioner

Copy : 1. Assistant Executive Engr – Planning, (SOUTH) Zone.

2. Assistant Revenue officer.

30/3/17

அனுப்புநர்

திரு. சி. மதிவாணன், பி.இ.,
உறுப்பினர் செயலர் (பொ)
கோயம்புத்தூர் உள்ளூர் திட்டக் குழுமம்,
மாநகராட்சி வணிக வளாகம்,
சிவானந்தா காலனி,
கோயம்புத்தூர்-12.
Email: dtcpchennai@gmail.com
clpams@gmail.com

பெறுநர்

திரு. சிவநேசன்,
திரு. ஆறுமுகம் மற்றும் திருமதி ராஜம்,
எண் 40, முத்தையா உடையார் வீதி,
தெலுங்குபாளையம்,
கோயம்புத்தூர்-641039.

ந.க. எண். **2670/2015**/உதிகு - **1** நாள்:20.10.2016

ஐயா,

பொருள்: திட்ட அனுமதி - கோயம்புத்தூர் உள்ளூர் திட்டக் குழுமம் - கோயம்புத்தூர் மாநகராட்சி – தெற்கு மண்டலம் - ஒப்புதல் பெற்ற குமாரபாளையம் விரிவு அபிவிருத்தி திட்டம் எண் 1, குமாரபாளையம் கிராமம் - வார்டு எண் 44 – பிளாக் எண் 1 – நகரளவு எண் 54/1, 2 (பழைய க.ச.எண் 446) – மனைப்பரப்பு 11654.97சமீ – மனையிட ஒப்புதல் மற்றும் 2 பிளாக்குகள் தொகுப்பு குடியிருப்பு கட்டிடத்திற்கு திட்ட அனுமதி வழங்கிட நகர் ஊரமைப்பு இயக்குநர் அவர்கள் இசைவு பெறப்பட்டது - கட்டிடத்திற்கு திட்டஅனுமதி வழங்கப்பட்டுள்ளது - உள்ளாட்சியிடம் அனுமதி இறுதி ஒப்புதல் பெறுதல் - விபரங்கள் தெரிவித்தல் - சம்மந்தமாக.

பார்வை:
1. தங்கள் விண்ணப்பம் நாள் 15.05.2015, 02.11.2015.
2. கோயம்புத்தூர் உள்ளூர் திட்டக் குழும தீர்மானம் எண் 03 நாள் 21.09.2015
3. கோயம்புத்தூர் உள்ளூர் திட்டக் குழும திட்ட அனுமதி எண் 165(அ,ஆ,இ,ஈ)/2016, நாள்: 20.10.2016

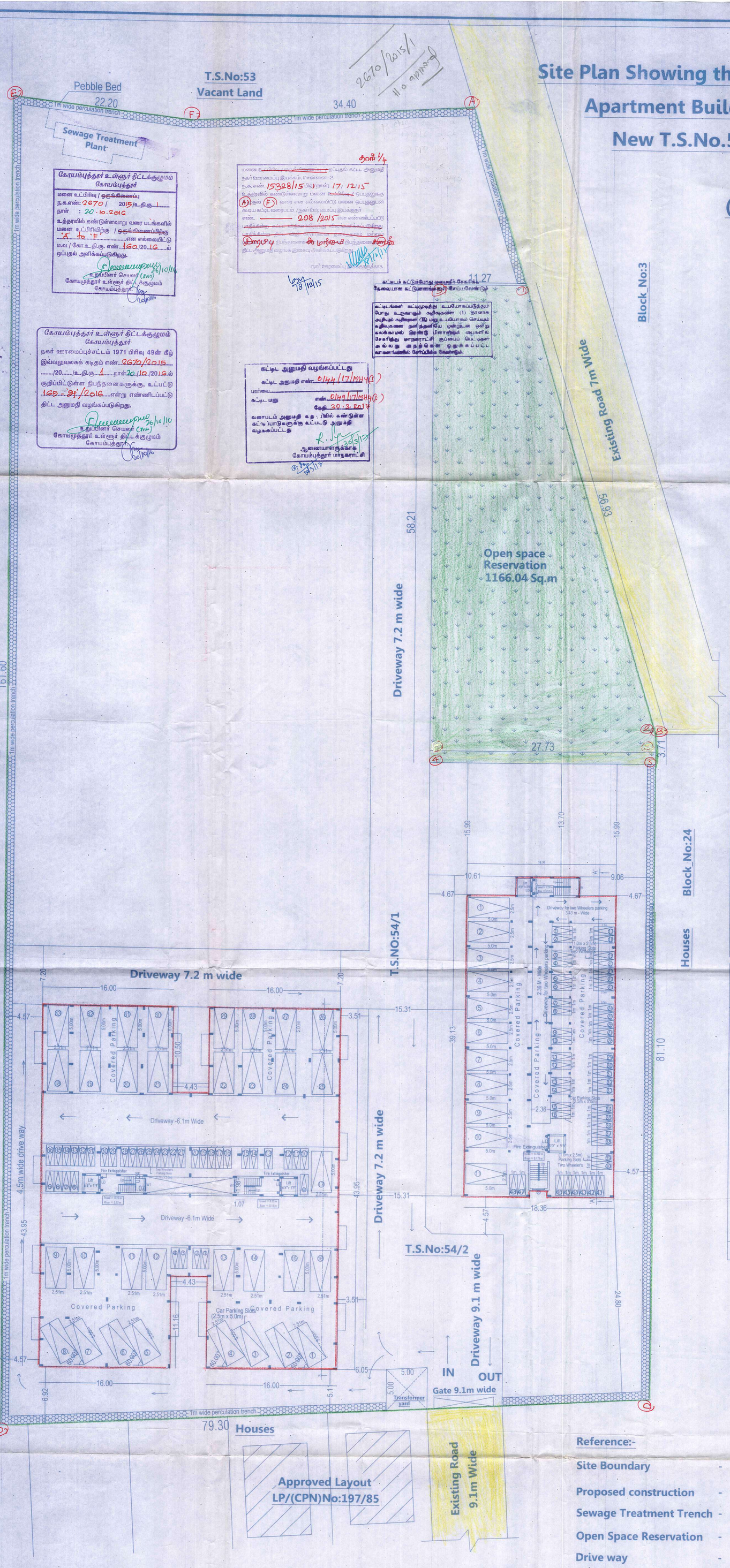
மேற்காணும் பொருள் தொடர்பாக, பார்வை 2ல் கண்ட கோயம்புத்தூர் உள்ளூர் திட்டக் குழும, தீர்மானத்தின்படி மேற்படி உத்தேசத்திற்கு திட்ட அனுமதி வழங்கி ஆணையாளர், கோயம்புத்தூர் மாநகராட்சி அவர்களுக்கு பார்வை 3ல் கண்டுள்ள இவ்வலுவலக கடிதம் மூலம் அனுப்பப்பட்டுள்ளது. எனவே இறுதி ஒப்புதல் தொடர்பாக ஆணையாளர், கோயம்புத்தூர் மாநகராட்சி அவர்களை அணுகி பெற்றுக் கொள்ளுமாறு தெரிவித்துக்கொள்ளப்படுகிறது.

25/10/16

உறுப்பினர் செயலர் (பொறுப்பு)
கோயம்புத்தூர் உள்ளூர் திட்டக்குழுமம்,
கோயம்புத்தூர் - 12.

25/10/16

Site Plan Showing the Proposed Construction of a R.C.C Roof Residential Apartment Building in Old S.F.No:446,Ward No-44,Block No-1, New T.S.No.54/1&2,Kumarapalayam Village,Coimbatore Municipal Corporation. (Kumarapalayam D.D.Plan No-1)



Scale: (1:200)

Area Details:

Toal Area Of the Site	- 2.88 Acres (11654.97 Sqm)
FSI Area	- 4242.48 Sqm.
Open Space Resarvation	- 1166.04 Sq.m (10.00%)

Area Statement:

A-Block Floor Name	FSI Area in Sq.m	Common in Sqm	NonFSI Area in Sq.m(common) (5% Balcony)	Total Area in Sq.m	No. of Flats
Stilt Floor	-	-	1483.38	1483.38	-
First Floor	1239.40	132.80	51.93	1424.13	16
Second Floor	1239.40	132.80	51.93	1424.13	16
Third Floor	1239.40	132.80	51.93	1424.13	16
Terrace Floor	-	-	37.90	37.90	-
Total	3718.20	398.40	1677.07	5793.67	-
No .Of .Dwellings	16 x 3			=	48

B-Block Floor Name	FSI Area in Sqm	Common in Sqm	NonFSI Area in Sq.m(common) (5% Balcony)	Total Area in Sq.m	No. of Flats
Stilt Floor	-	-	-	694.97	-
First Floor	524.28	97.44	-	621.72	12
Terrace Floor	-	-	47.66	47.66	-
Total	524.28	97.44	47.66	1364.35	-
No .Of .Dwellings				=	12
Floor Area Details:-	Total No. Of .Dwellings			=	60

A-Block					B- Block				
Flat No (Each)	Area in Sft	Area in Sqm	Parking Detail Car	T.W	Flat No (Each)	Area in Sft	Area in Sqm	Parking Detail Car	T.W
1,17,33	930.00	86.43	3	-	1	477.00	44.33	-	1
2,18,34	691.00	64.21	-	3	2	470.00	43.68	-	1
3,19,35	707.00	65.70	-	3	3	470.00	43.68	-	1
4,20,36	987.00	91.72	3	-	4	452.00	42.00	-	1
5,21,37	936.00	86.98	3	-	5	466.00	43.30	-	1
6,22,38	755.00	70.16	-	3	6	485.00	45.07	-	1
7,23,39	787.00	73.14	-	3	7	485.00	45.07	-	1
8,24,40	881.00	81.87	3	-	8	466.00	43.30	-	1
9,25,41	880.00	81.78	3	-	9	466.00	43.30	-	1
10,26,42	774.00	71.93	-	3	10	466.00	43.30	-	1
11,27,43	755.00	70.16	-	3	11	466.00	43.30	-	1
12,28,44	936.00	86.98	3	-	12	473.00	43.95	-	1
13,29,45	987.00	91.72	3	-					
14,30,46	708.00	65.79	-	3					
15,31,47	693.00	64.40	-	3					
16,32,48	930.00	86.43	3	-	-	-	-	-	-
Common	1429.00	132.80	-	-	Common	1048.45	97.44	-	-
Total	14765.00	1372.21	24	24	Total	6690.45	621.79	-	12

Reference:-

Site Boundary	-
Proposed construction	-
Sewage Treatment Trench	-
Open Space Reservation	-
Drive way	-
Existing Road	-

Parking Area Details:- A-Block

CAR PARKING REQUIRED	= 24 NOS
CAR PARKING PROVIDED	= 33 NOS
TWO WHEELER PARKING REQUIRED	= 24 NOS
TWO WHEELER PARKING PROVIDED	= 36 NOS

Parking Area Details:- B-Block

CAR PARKING REQUIRED	= 0
CAR PARKING PROVIDED	= 11 NOS
TWO WHEELER PARKING REQUIRED	= 12 NOS
TWO WHEELER PARKING PROVIDED	= 48 NOS

Parking Area Details
Total number of Car Parkings = 44 Nos
Total number of Two Wheeler Parkings = 84 Nos

FSI Details:-

3718.20+524.28 / 11654.97 Sq.m - 4242.48 Sq.m / 11654.97 Sq.m - 0.36

Plot Coverage:- 2178.35 Sq.m / 11654.97 Sq.m - 18.7%

T. NARAYANA KUMAR
CA / 2006 / 38271
REGD. ARCHITECT
ARKITECTURA
No: 41, PALM, GAYATHRI NAGAR, MEDAVAKKAM, CHENNAI-600 100.
Phone: 044 - 43800150
narayanan@arkitectura.in

ARCHITECT

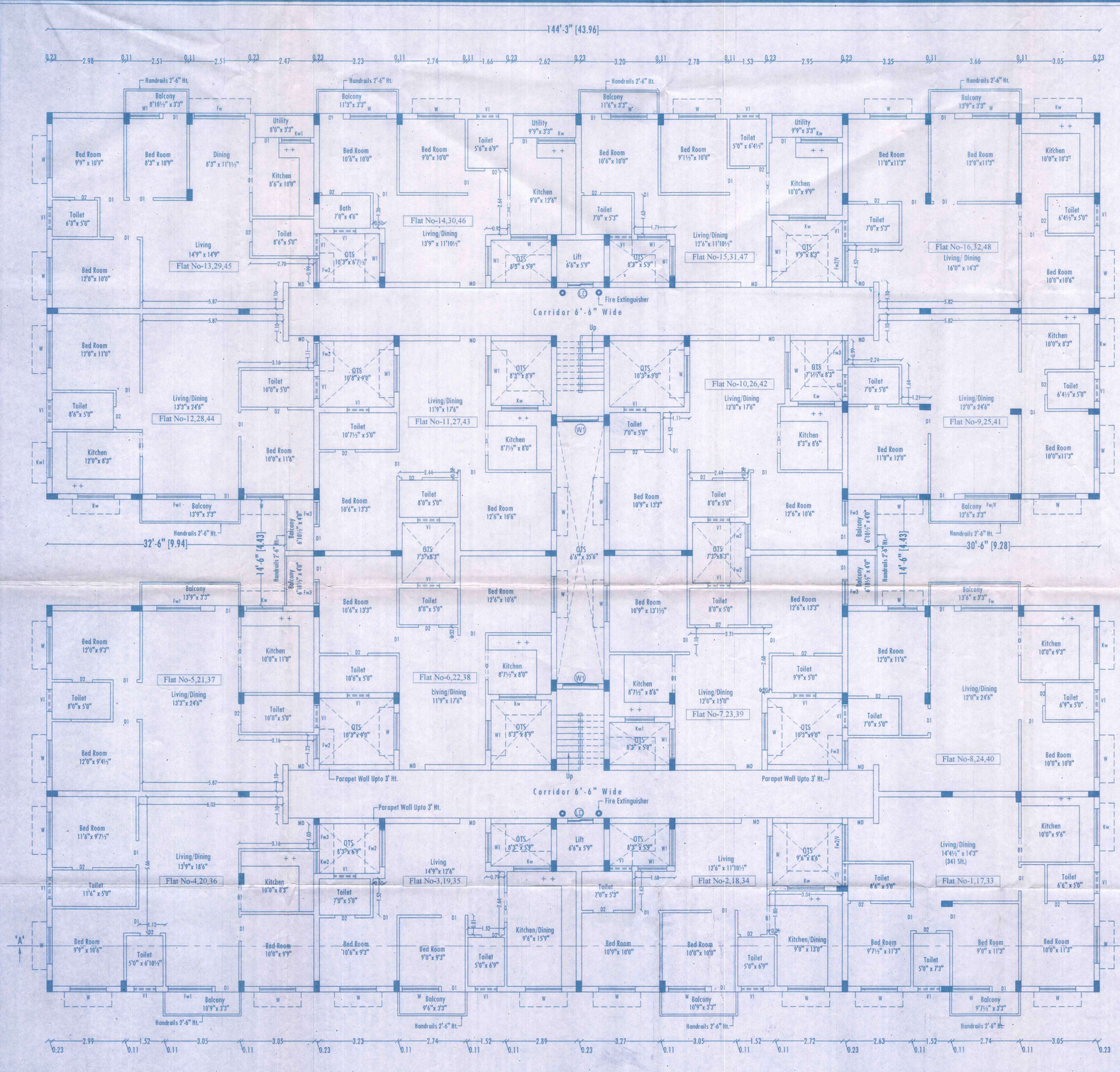
N.TAMILVANAN M.E,
Structural Engineer & Licensed Surveyor
Corporation of Chennai, Class-I No. 1681
181/64, Gandhi Road,Velachery, Chennai-42
Phone : 9677044466, 04422430309

APPLICANT

NRRAGHURAM & CO
AN ISO 9001 : 2008 CERTIFIED COMPANY ENGINEERS & VALUERS
N. HAGHURAMAN, ME(Struct),MBA.,(REVL),FIV,FIE, MISTE.,MIIT(Aus)
Registered Valuer No: 1/2013-2014
Approved Valuer No: F 16406
Chartered Civil Engineer No: M-147258-5
Technical Arbitrator : H-001-092
Licensed Building Surveyor No: 25/Gr. I
Class - 1 Panel Engineer No: 1595/1/12/C2
08/1/21, Dr. Balasundaram Road, (RTO Office Ratha Street,)
Near Blackmariamman Kovil, Peelamedu(pudur), Coimbatore - 641 037
Phone : 0422 - 2240300
Email : nrraghuram@gmail.com
Website : www.nrraghuramco.com
Mobile : 98420 15858, 98438 15858.

L.B.S/ENGINEER

OFFICE USE



Proposed Typical Floor Plan

(First Floor, Second Floor & Third Floor)

Plan Showing the Proposed Construction of a Rcc Roof Residential Appartment Building in Old S.F.No. 446, Ward No-44, Block No-1, New T.S.No. 54/1& 2, Kumarapalayam Village, Coimbatore Municipal Corporation.

Scale:- 1" = 8' (1 : 100).

(Kumarapalayam D.D.Plan No - 1)

A-Block

Type:- First Floor, Second Floor & Third Floor

Area Details:-

		Sft	Sqm.
Proposed Stilt Floor Area	-	15967	1483.38
Proposed First Floor Area	-	15329	1424.13
Proposed Second Floor Area	-	15329	1424.13
Proposed Third Floor Area	-	15329	1424.13
Proposed Terrace Floor Area	-	408	37.90
Total No. of Dwellings	-	48	

Joinery Details:-

		Feet	Meter
MD	Main Door	-	3'6" x 7'0"	1.07 x 2.13
D1	Door	-	3'3" x 7'0"	1.00 x 2.13
D2	Door	-	2'9" x 7'0"	0.83 x 2.13
O	Open	-	4'0" x 7'0"	1.22 x 2.13
O1	Open	-	3'3" x 7'0"	1.00 x 2.13
W	Window	-	5'0" x 5'0"	1.52 x 1.52
W1	Window	-	5'0" x 4'0"	1.52 x 1.22
Kw	Kitchen Window	-	5'0" x 4'0"	1.52 x 1.22
Kw1	Kitchen Window	-	4'0" x 4'0"	1.22 x 1.22
Kw2	Kitchen Window	-	3'0" x 4'0"	0.91 x 1.22
Fw	French Window	-	7'0" x 7'0"	2.13 x 2.13
Fw1	French Window	-	6'0" x 7'0"	1.83 x 2.13
Fw2	French Window	-	5'0" x 7'0"	1.52 x 2.13
Jw	Jolly Work	-	5'0" x 5'0"	1.52 x 1.52
V	Ventilator	-	5'0" x 2'0"	1.52 x 0.61
V1	Ventilator	-	3'0" x 2'0"	0.91 x 0.61
LD	Lift Door	-	3'6" x 7'0"	1.00 x 2.10

K. NARAYANA KUMAR
CA / 2006 / 38271
REGD. ARCHITECT
ARKITECTURA
No: 41, PALM, GAYATHRI NAGAR,
MEDAVAKKAM, CHENNAI-600 100.
Phone: 044 - 43800150
narayanan@arkitectura.in

Architect

N.TAMILVANAN M.E.
Structural Engineer & Licensed Surveyor
Corporation of Chennai, Class-I No. 1681
181/64, Gandhi Road, Velachery, Chennai-42
Phone : 9177044466, 04422430309

Applicant

N.RAGHURAMAN & CO
CIVIL & STRUCTURAL CONSULTANTS
N. RAGHURAMAN, M.E(Struct.), M.Sc.(IRS), F.I.V., M.I.E., M.I.S.T.E., M.I.T.(Ve)
Registered Valuer No: 1/2013-2014
Approved Valuer No: F 16405
Chartered Civil Engineer No: M-147258-5
Technical Arbitrator No: 2052
Licensed Building Surveyor No: LS/Gr. I
Class - I Panel Engineer No: 15953/12/C2
DII:2/221, Dr. Balasundaram Road, (Old: 410 Office Kathir Street)
Near Blackmoriansvan Kovil, Peelamedu, Coimbatore - 641 037.
Phone : 0422 - 2240300
Email : nsraghuram@gmail.com
Website : www.nrraghuramco.com
Mobile : 99420 15858, 98438 15358.

LBS Engineer

Office Use

Sheet No - 03/04

N

Section - 'A''A'

Proposed Terrace Floor Plan
(Head Room)

Proposed Stilt Floor Plan
(Covered Car Parking)

Elevation

Plan Showing the Proposed Construction of a Rcc Roof Residential Appartment Building in Old S.F.No. 446, Ward No-44, Block No-1, New T.S.No. 54/1 & 2, Kumarapalayam Village, Coimbatore Municipal Corporation.

Scale:- 1" = 8'(1:100).

(Kumarapalayam D.D.Plan No - 1)

A-Block

Type:- Stilt Floor Plan & Terrace Floor Plan, Section - 'A''A' & Elevation

Area Details:-

	Sft	Sqm.
Proposed Stilt Floor Area	15967	1483.38
Proposed First Floor Area	15329	1424.13
Proposed Second Floor Area	15329	1424.13
Proposed Third Floor Area	15329	1424.13
Proposed Terrace Floor Area	408	37.90
Total No. of Dwellings	48 nos.	

Joinery Details:-

		Feet	Meter
MD	Main Door	7'0" x 7'0"	2.13 x 2.13
D1	Door	6'0" x 7'0"	1.83 x 2.13
D2	Door	5'0" x 7'0"	1.52 x 2.13
O	Open	5'0" x 5'0"	1.52 x 1.52
O1	Open	5'0" x 2'0"	1.52 x 0.61
W	Window	3'0" x 2'0"	0.91 x 0.61
W1	Window	3'6" x 7'0"	1.00 x 2.10
Kw	Kitchen Window	3'6" x 4'0"	1.07 x 2.13
Kw1	Kitchen Window	3'3" x 7'0"	1.00 x 2.13
Kw2	Kitchen Window	2'9" x 7'0"	0.83 x 2.13
Fw	French Window	4'0" x 7'0"	1.22 x 2.13
Fw1	French Window	3'3" x 7'0"	1.00 x 2.13
Fw2	French Window	5'0" x 7'0"	1.52 x 2.13
V	Ventilator	5'0" x 2'0"	1.52 x 0.61
V1	Ventilator	3'0" x 2'0"	0.91 x 0.61
LD	Lift Door	3'6" x 7'0"	1.00 x 2.10

Staircase Details:-

Rise 7" (0.175)
Tread 10" (0.25)
Width 3'-6" (1.07)
Stair Case Details

Solar panel
Water tank
Side elevation (Not to scale)
SOLAR WATER HEATER

Reinforcement & Bending Details of Staircase Details

Plan FOUNDATION DETAILS

Cross Foundation Details

Typical Details of Provision for Vertical steel Bars around doors/windows

Plan Showing the Proposed Construction of a Rcc Roof Residential Appartment Building in Old S.F.No. 446, Ward No-44, Block No-1, New T.S.No. 54/1 & 2, Kumarapalayam Village, Coimbatore Municipal Corporation.

Scale:- 1" = 8'(1:100).

(Kumarapalayam D.D.Plan No - 1)

Applicant

Office Use

Architect

N. RAGHURAMAN, ME(Struct),MSc.,(REV),FIV,MIE.,MISTE.,MIIT(Aro)
Registered Valuer No: I/2013-2014
Approved Valuer No: F 16406
Chartered Civil Engineer No: M-147258-5
Technical Arbitrator : M-001-092
Licensed Building Surveyor No: 25/Gr. I
Class: - I-Panel Engineer No: 11953/12/C2
Off:2/221, Dr. Balasundaram Road, (RTO Office Katur Street.)
Near Blakkiriamman Kovil Pappanaickenpalayam, Coimbatore - 641 037.
Phone : 0422 - 2249300

N. RAGHURAMAN & CO
AN ISO 9001:2008 CERTIFIED COMPANY ENGINEERS & VALUERS

N. TAMILVANAN M.E.,
Structural Engineer & Licensed Surveyor
Corporation of Chennai, Class-I No. 1681
181/64, Gandhi Road, Velachery, Chennai-42
Phone : 9677044466, 04422430309

N. NARAYANAN KUMAR
CA / 2006 / 38271
REGD. ARCHITECT
ARKITECTURA
No: 41, PALM, GAYATHRI NAGAR,
MEDAVAKKAM, CHENNAI-600 100
Phone: 044 - 43800150
narayanan@arkitectura.in

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
(Tamil Nadu, Andaman & Nicobar Islands)
at Egmore, Chennai – 600 008

[Under the Real Estate (Regulation and Development) Act, 2016]

C.Nos. 370 to 391, 396 & 397/2019

21st day of November, 2019

Coram : Thiru K. Gnanadesikan, I.A.S.(Retired), Chairperson
Er. S. Manohar, Member
Adv. V. Jeyakumar, Member

1) Mr. Durai N. Vishnuvaradhan	370/2019	Complainants
2) J.F. Arun	371/2019	
3) S. Poisollameiyan	372/2019	
4) G. Anna Gomathi	373/2019	
5) Hemanth Kumar Pasricha	374/2019	
6) P. Madathi,	375/2019	
7) D. Jeevarathinam	376/2019	
8) R. Mahendran	377/2019	
9) P. Lakshmanan	378/2019	
10) M. Mahesh	379/2019	
11) T. Karunambigai	380/2019	
12) R.Karthikeyan	381/2019	

13) A. Visalakshi	382/2019	Complainants
14) V. Pitchiah	383/2019	
15) Santhosh Amulraj	384/2019	
16) K. Pattabiraman	385/2019	
17) K. Mangalam	386/2019	
18) S.V.Agilasree	387/2019	
19) S. Freda Raja	388/2019	
20) R. Suganya Devi	389/2019	
21) Bajrang Lal Bothra	390/2019	
22) Remya Ranganathan	391/2019	
23) Karthikeyan	396/2019	
24) Ganes Venkitajhalam,	397/2019	

Versus

1. M/s. Crescentz Square
   Represented by its Partner
   Mr. Jalal Ahamed — Respondent-1
2. Mr. T.M.Sivanesan,
   S/o Muthaiya Udayar
   Muthaiya Udayar Street,
   Coimbatore – 641039 — Respondent-2
3. Mr. T.S.Gautham Sivanesan
   S/o T.M.Sivanesan
   Muthaiya Udayar Street,
   Coimbatore-641039 — Respondent-3
4. Mr. T.M.Arumugam,
   S/o Marudhachala udayar,
   Muthaya Udayar Street,
   Coimbatore-641039 — Respondent-4

5. Mrs. A.Rajam, Respondent-5
W/o T.M.Arumugam,
Muthaiya Udayar Street,
Coimbatore-641039

6. M/s.Medhika Infrastructures, Respondent-6
Represented by its sole proprietor,
Mrs.S.Tamilselvi,
W/o T.M.Sivanesan,
Muthaya Udayar Street,
Coimbatore-641039

These Complaints came up for final arguments before the Authority in the presence of M/s. R.Selvakumar Counsel for Complainants and of Mr. D. Prakash, Mr.S.Manikandan – Counsel for First Respondent and of Thiru B.Thirunavukkarasu – Counsel for Respondents-2 to 6 and upon hearing the arguments of both the parties this Authority passes the following order.

FINAL ORDER

The Complainants have booked flats in the project "CRESCENTZ SQUARE" and have entered into necessary agreements with the Respondent No.1 developer.

2. The First Respondent had registered this project before TNRERA vide Registration No.TN/011/Building/0121/2017 dated 13.10.2017. The time period for completion of the Project is stipulated as 30.03.2019. The First Respondent had proposed to construct 60 dwelling units consisting of Block-A

with 48 dwelling units and Block-B with 12 dwelling units. So far the First Respondent had allotted to 33 allottees in Block-A.

3. The First Respondent has not completed the project in time and could not also find prospective purchasers for the remaining flats. Therefore, the Complainants had approached the 6th Respondent for completion of the project. With the consent of the First Respondent, two tripartite agreements were entered into between the 24 major allottees out of 33 allottees, the First Respondent and the 6th Respondent who is the proposed promoter.

4. The first tripartite agreement is dated 10.06.2019 in which 17 allottees are parties and the second tripartite agreement dated 20.06.2019 in which another 7 allottees are parties.

5. The Complainants have prayed for an order of approval of the tripartite agreements.

6. In the counter Affidavit, the First Respondent has stated that this project is registered with TNRERA pursuant to the agreement of Joint Venture made between the First Respondent and the land owners. As on date only 30% of the work has been completed and the Respondent is unable to complete due to his financial incapacity and he has no objection to the 6th Respondent to continue the project construction and complete it.

7. The Respondent No.2 to 5 have also prayed that this Authority may be pleased to order as prayed for by the Complainants in terms of the tripartite agreements.

8. The 6th Respondent who is the new Developer has submitted that the 6th Respondent Company is having sufficient funds, infrastructure and technical knowledge to complete the project, has requested that sufficient time may be granted to the Respondent to complete the entire project comprising of Block-B, C, D, E and F apart from Block-A.

9. The 6th Respondent M/s. Medhika Infrastructures has requested that further period of 3 years may be granted for completing of the above project and they may be permitted to open and operate a separate account as per the RERA Act. They have also proposed to continue the project in the name and style of "PUNARJANI" instead of "CRESCENTZ SQUARE".

10. It is seen that these complaints are not contested complaints. More than 2/3rd of the allottees have entered into tripartite agreement for the induction of a new promoter. Original promoter as well as the land owners have also given their consent. Therefore, the Authority grants approval for induction of new promoter M/s. Medhika Infrastructures in this project under Section 15(1) of the Act.

11. The 6th Respondent being the new promoter shall be required to independently comply with all the pending obligations under the provisions of the Act, Rules and Regulations made thereunder and pending obligations as per the agreement for sale entered into by the erstwhile promoter with the allottees.

12. The Registration already granted is extended upto 30.11.2021 as the project completion date. The new promoter shall operate a dedicated escrow bank account for the project for which the new Developer shall seek approval of the Authority by submitting a letter from the Manager of the concerned Branch in the prescribed format. The balance amount remaining in the dedicated project escrow Bank Account opened by the earlier promoter shall be transferred by the earlier promoter to the new project Bank Account of the new promoter.

13. With these directions, the complaints stand closed.

Sd/-...21.11.2019	Sd/-...21.11.2019	Sd/-...21.11.2019
MEMBER (M), TNRERA	MEMBER (J), TNRERA	CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

ADMINISTRATIVE OFFICER

22/11

TNRERA/429/2017

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(1)]

This registration is granted under section 5 of The Real Estate(Regulation and Development)Act, 2016 to the following project under project registration number **TN/011/Building/0121/2017** Dt.: 13/10/2017

Project Details & Address – Residential Apartments of Block 'A' with Stilt Floor + First Floor + 3 Floors with 48 dwelling units & Block 'B' with Stilt Floor + First Floor (EWS) with 12 dwelling units at OldS.F.No. 446, Ward No.44, Block No.1, T.S.No. 54/1 & 2 of Kumarapalayam Village, Coimbatore. Approved by Director of Town and Country Planning, Chennai vide letter No.15328/2015/BA1 dated 17.12.2015 and Member Secretary, Coimbatore LPAletter No.2670/2015/LPA1 dated 20.10.2016 and Commissioner, Municipal Corporation, Coimbatore vide letter BL/0144/2017/MH4/S dated 30.3.2017.

1. **Applicant** :
   M/s. Crescentz Square
   S.F.No.446, Textool Colony,
   Telugupalayam,
   Coimbatore – 641 018.

2. This registration is granted subject to the following conditions, namely:-
   (i) The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A';
   (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
   (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (*I*) of sub-section (2) of section 4;
   (iv) The registration shall be valid till **30/03/2019** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
   (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
   (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:
Bank Name & Branch: YES Bank, R.A.Puram Branch.
Account Number : 069266200000091

Dated: 13.10.2017
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

13/10/17



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate