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REALTY ONE

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Chennai Metropolitan Development Authority Tower 2,
Langs Gardern Road, Ansari Estate,
Egmore,
Chennai,
Tamil Nadu – 600008.

Sir,
I/We hereby apply for the grant of registration of our project to be set up at Govt Survey Numbers **229/2, 229/3A, 229/3B1, 229/3B2A, 239/2, 239/3** with Total extent of **6.34.63 Acre** of land at **Kadampadi** Village, **Sulur** Taluk, **Coimbatore** District, Tamil Nadu State, India.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority: **COMPANY**

(ii) In case of Company

(a) Name - Realty One Shelters Private Limited
(b) Address - Old No. 24, New No.7B-1,Ground Floor, Mukunth Nivas, 2nd Street, Nehru Nagar, Ganapathy, Coimbatore - 641006
(c) Email ID - admin@realty1.co.in
(d) Contact No - 9940340463

(a) Director I

(i) Name - Yamini Dhanaraj
(ii) Address - 35, Sirungar Nagar Layout, Peelamedu, Coimbatore - 641004
(iii) Photograph -



For REALTY ONE SHELTERS (P) LTD

Director

REALTY ONE

(b) Director II

(i) Name - Sowmya R
(ii) Address - 15/8, Tank Street, Sennanur, Tenkarai, Coimbatore - 641101
(iii) Photograph -



(c) Director III

(i) Name - Govindarajan R
(ii) Address - 1, Aruna Layout, Assisi Nagar, Ganapathy, Coimbatore - 641006
(iii) Photograph -



(iii) PAN No - AALCR6019E
(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained:

Bank Name -
Account No -
IFSC Code No -
Branch -

For REALTY ONE SHELTERS (P) LTD

Director

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(v) Details of project land held by the applicant: **Urban City to be Set up at Kadampadi Village, Sulur Taluk, Coimbatore District, Tamil Nadu State.**

(vi) Extent of Land in Square Meters:-

TOTAL LAND TOTALS	**25720.00 Sq,mt**
EB-TANGEDCO	**95.35 Sq,mt**
LOCAL	**96.55 Sq,mt**
INTERNAL ROAD	**7694.40 Sq,mt**
REMAINING LAND	**18025.60 Sq,mt**
EWS LAND	**1922.25 Sq,mt**
PARK	**1845.23 Sq,mt**

(vii) Details of Approval obtained from Various Competent Authorities for commencing the Project:

1. **Layout approved by DTCP, Coimbatore Approval No.621/2024 and Dated 20.11.2024 and Planning Permission No.736/2024 dated 20.11.2024**

2. **Kadampadi Village Panchayat Approved Letter No.07/2024-2025 dated 04.01.2025 and Resolution No. 22 and dated 04.01.2025 .**

(viii) 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 - **Two.**

Project	Name of the Project	Status
1	Citilights	Completed
2	ICON CITY PHASE II	Completed

For REALTY ONE SHELTERS (P) LTD

Director

REALTY ONE SHELTERS PRIVATE LIMITED

CIN: U70109TZ2022PTC038076

NO.7B-1, Ground Floor, Mukunth Nivas,
Nehru Nagar, 2nd Street, Ganapathy, Coimbatore - 641006

Contact Info: 0422 3561947 admin@realty1.co.in www.realty1.co.in

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Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development: **SELF DEVELOPMENT.**

(ix) Registration fee by way of a demand draft dated for an amount of **Rs.** ___ calculated as per sub-rule (3) of rule 3;

(x) Any other information the applicant may like to furnish.I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the **PAN card attached**

(ii) **Income Tax Return** of the promoter for the **preceding Three financial year attached**.

(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 – **Patta Number – 3135 - COPY OF CHITTA ENCLOSED.**

LINK DOCUMENTS:

The Registered Sale Deed with **Document No.3600/2023 dated 07.03.2023,** Registered at SRO Sulur in favour of **M/s. Realty One Shelters Private Limited, is Attached.**

The Registered Gift Deed No.16945/2024 dated 16.11.2024 registered in the SRO Sulur gifting 95.35 sq.mts for EB TANGEDCO: 96.55 sq.mts for Local Public Purpose, 7694.40 sq. mts for Layout Internal Road is **attached.**

(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;
ONLINE EC 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:
OWNER LAYOUT DEVELOPER (Self Development).

For REALTY ONE SHELTERS (P) LTD

Director

REALTY ONE

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; **NA**

(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 APPROVED BY DTCP - Copies Attached.

(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; **NA**

(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; **ADOPTED google map**

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **FORMAT ADOPTED FROM TN-RERA RULES.**

(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;
NA.

(xii) The number of open parking areas available in the project;
NA.

(xiii) Details of Undivided Shares pertaining to the project; **NA**

For REALTY ONE SHELTERS (P) LTD

Director

REALTY ONE SHELTERS PRIVATE LIMITED
CIN: U70109TZ2022PTC038076
NO.7B-1, Ground Floor, Mukunth Nivas,
Nehru Nagar, 2nd Street, Ganapathy, Coimbatore - 641006
Contact Info: 0422 3561947 admin@realty1.co.in www.realty1.co.in

REALTY ONE

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NA**

(xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;
License Surveyor: by Registered Engineer **J.Vigneshwaran. Registered Engineer Grade – III (RE) Reg No. RE/GR/III/015/2022 on 15/09/22.**

(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.

For REALTY ONE SHELTERS (P) LTD

Director

Dated: 07.01.2025
Place: Coimbatore

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



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

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