

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

APPLICATION FOR REGISTRATION OF PROJECT

To :

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, CMDA Tower 2,
Gandhi Irwin Bridge Road, Ansari Estate,
Egmore, Chennai - 600008.



Sir,

I, hereby apply for the grant of registration of my project to be set up at **Brookshabad in Port Blair, Andaman & Nicobar Islands under PMAY Scheme for EWS..**

The requisite particulars are as under:-

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


Development Authority

- (ii) In case of individual - **Not Applicable**
- (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 -

i	Name	PORT BLAIR MUNICIPAL COUNCIL, PORT BLAIR, SOUTH ANDAMAN- 744101
ii	Address	Mohanpura, Port Blair, Andaman and Nicobar Islands 744101

iv	Main objects	To acquire, buy, purchase, develop, renovate, improve, maintain, exchange or otherwise own property, estate, lands, accommodation or other immovable properties and to enter into contracts and agreements of all types of lands with or without buildings and to purchase, sell, deal in land, estates, houses or otherwise and to act as promoters and developers of land, estates, property, residential housing schemes.
v	Name, photograph and address of chairman of the Governing body / Partners / Directors etc.	<p>Name : The Secretary, PBMC Email : Secypbmc@gmail.com Address: Mohan Pura, Port Blair, South Andaman</p> 
vi	PAN No.	AAALM0938K

(iii) 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 :

A/c No : 185101027082
Branch Address : Port Blair
Bank Name : Canara Bank

(iv) Details of project land held by the applicant : 18771 sq mtr.
 The project is construction of 342 No's of Housing units with commercial complex at Brookshabad in Port Blair, Andaman & Nicobar Islands under PMAY Scheme for EWS

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

Planning and Building Permit Enclosed

- (vi) 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

Not applicable

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

Port Blair Municipal Council

- (viii) Registration fee by way of a demand draft/UTR.No. SBIN 521161917028 dated 10 June 2021 drawn on _____ bearing no. _____ for an amount of Rs. 2,47,500 /- calculated as per sub-rule (3) of rule 3;

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

2. I enclose the following documents in triplicate, namely:-	
1	Authenticated copy of the PAN card of the promoter Enclosed
2	Audited balance sheet of the promoter for the preceding financial year Enclosed
3	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 Enclosed

	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	Enclosed
5	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	Enclosed
6	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	Enclosed
7	The plan of development works to	

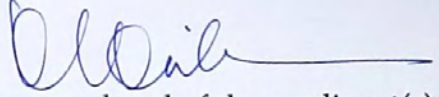
	be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy	Enclosed
8	The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project	Enclosed
9	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Enclosed
10	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	Enclosed
11	The number and areas of covered parking available in the project	2 wheeler Parking - 84 4 wheeler Parking - 63 Area Covered - 1923.35 sq. metres
12	The number of open parking areas available in the project	2 wheeler Parking - 38 4 wheeler Parking - 65 Area Covered - 894.58 sq. metres
13	Details of Undivided Shares pertaining to the project	Inventory Sheet Enclosed for Reference
14	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any,	Nil - Not applicable as we are not engaging any agent at this stage.

	for the proposed project	
15	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;	<p>1. Project Management Consultants</p> <p>NBCC (India) Limited. (A Govt. of India Enterprise) SBG Office (South) No: 26,2nd Floor Mahalakshmi Nagar. 2nd Main, Adambakkam Chennai-600 088</p> <p>2. Consultants:</p> <p>M/s. Sthapati Associates <i>Lucknow Studio : 1/24, Vipul Khand, Gomti Nagar Lucknow - 226010</i> <i>Delhi Studio : T-34/302, Common Wealth Games Village, NH-24, Akshardham, New Delhi - 110092</i> Phone : 0522-2992353, (F) 4027793 Email: sthapati@sthapatiindia.com Web: www.sthapatiindia.org</p> <p>3. Contractor M/s.Ishwarsingh & Associates Construction PVt.Ltd. 100-104,Nand Vihar, Azad Nagar. Hissar,Haryana, Pin:125001 Email: info@isacpl.in, portblair@isacpl.in Phone : 9254285001</p>
16	A declaration in FORM 'B'	Enclosed

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

Date: 14/04/2021
Place: Port-Blair

Yours faithfully,



Signature and seal of the applicant(s)
(Name of Secretary)
Seal of the Authority
SECRETARY
MUNICIPAL COUNCIL
PORT BLAIR