

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Tamil Nadu

Chennai-600 008



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Sir,

I/We hereby apply for the grant of registration of my/our project known as
"DARSHAN VMS GARDEN"

In Mugalivakkam Village, Alandur Taluk, Chennai District, Tamil Nadu State.

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 - Darshan vms garden Proprietor M.Sangeedha
- (b) Father's Name - G.Mohanarangam
- (c) Occupation - Developer
- (d) Permanent address - No-4, Janaki illam, Krishnaveni nagar East street,
Mugalivakkam, chennai-600125
- (e) Photograph



OR

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

- ~~(a) Name~~
- ~~(b) Address~~

For DARSHAN VMS GARDEN

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Proprietrix

(c) Copy of registration certificate

(d) Main objects

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

(iii) PAN No - BBGPS8341J

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained

City Union Bank Ltd, 1/9 Mugalivakkam Main Road, Chennai -600 125, Current Account Number - 510909010214567 ; IFSC No- CIUB0000617

(v) Details of project land held by the applicant- S.No. 61/3A1, 61/3A1B In Mugalivakkam Village, Alandur Taluk, Chennai District.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project;

1 Greater Chennai Corporation SD/WDCN12/00529/2019

2 CMDA Planning Permission CMDA/NHRB/31/2022, Permit No-14708 in File no- PP/NHRB/S/502/2021, dt-10/02/2022

(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.

(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of RTGS to the Current A/C no. 6543057988 of TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA), INDIAN BANK, CMDA Branch on 04.08.2022 for an amount of

Rs.43300/- calculated as per sub-rule (3) of rule 3;

UTR Details are as follows:

TNRERA	(43,300)	04/08/2022	CIUBH22216134063	NETBANK, CHENNAI
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(x) Any other information the applicant may like to furnish.

1. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter;

(ii) **audited balance sheet of the promoter for the preceding financial year;**

(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;

(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;

For DARSHAN VMS GARDEN

Proprietrix

EC No	Date	Village	From	To
56887500/2022	08/02/2022	Mugalivakkam	1/09/1989	03/08/2022

- (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;
- (vi) 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;
- (vii) 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;
- (viii) 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;
- (ix) 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;
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (xi) 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;
- (xii) the number and areas of covered parking available in the project; 15
- (xiii) the number of open parking areas available in the project; NA
- (xiv) Details of Undivided Shares pertaining to the project; Enclosed
- (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xvi) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;

For DARSHAN VMS GARDEN


Proprietrix

Developer	DARSHAN VMS GARDEN properties M Sangedha CMDA REGN. NO.RD/2022/05/1907 No-1/802, Block no-9, Room No-9 Krishnaveni Nagar, Mugalivakkam Chennai-600 125. Mobile : 9176699479 Mail id : sangedham@gmail.com
Architect	SIVA ANBARASAN M.Arch. CMDA REGN.NO.RA/Gr.I/19/03/037 Anbu & Faizal S3, 11nd Floor, 43, Pantheon Road, Egmore, Chennai-600008. Mobile : 98401 09197 Mail id : anbu.faizal@gmail.com
Structral Engineer	P.R. JEYAPRAKASH, B.E, M.I.E CMDA RGEN NO.SE/GR-II/19/04/042 BBCL Ashraya Block – C, Flat-2C Pillayar Kovil Street, Thuraipakkam, Chennai-600 097 Mobile : 98409 22092 Mail id : s_balas_bala@yahoo.co.in
Geo- Tech Engineer	S. RAVICHANDRAN CMDA REGN.NO.GTE/19/03/011 JOSMAR CONSULTING ENGINEERS No-9, Officers Colony, 100 Feet By pass Road, Opp. I.O.B Bank, Velachery, Chennai-600 042 Mobile : 99400 21589 Mail : Josmar.consultants@gmail.com
Site Engineers	G. ALBERT THANGADURAI CMDA REGN. NO.CE/2020/10/847 No-1/802, Block no-9, Room No-9 Krishnaveni Nagar, Mugalivakkam Chennai-600 125. Mobile : 98405 70988 Mail id : agmdarshan@gmail.com

(xvii) a declaration in FORM 'B'.

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

Dated:

Place : Chennai

Yours Faithfully,

For DARSHAN VMS GARDEN

[Handwritten Signature]
Pravinraj