

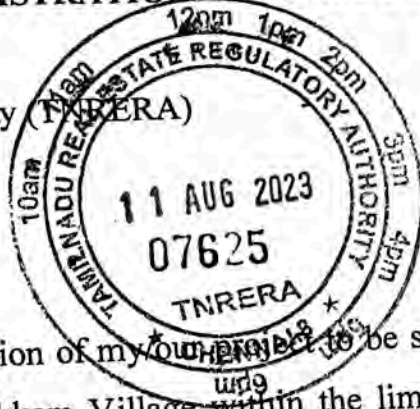
FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority  
No.1A, 1<sup>st</sup> Floor, Gandhi Irwin Bridge Road,  
Egmore, Chennai – 600008.



Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at 3<sup>rd</sup> Cross Street, Max worth Nagar Phase 2, Kolapakkam Village within the limits of Kundrathur Panchayat Union, CMDA vide: PPD/LO. No. 47/97 comprised in S. No. 92 part and S. No. 89/2 part (as per Patta No. 3102 - 0.3.0 hc in S. No. 92/9 and 0.8.40 ha in S. No. 89/50 - total 0.11.40 ha) of Kolapakkam village, Kundrathur – Taluk (formerly Sriperumbudur - Taluk), Kancheepuram District.

1.1. Status of the Applicant

1.2.1. Company Name

2. Address

3. Registration Certificate

4. Main Objects

5.a) Name of Proprietor

b) Address

- Proprietorship Firm
- KAIZEN BUILDERS
- S2,Block-F,Plot 1&2A Navaratna Apartments  
Dhanalakshmi Nagar, Manapakkam,  
Chennai – 600 125.  
+91 98419 55000.  
kaizenbuild@gmail.com.
- attached.
- Construction of Flats & Villas.
- M.ANANDA GANESAN
- S2,Block-F, Plot 1&2A,Navarathna Aparment  
Dhanalaksmi Nagar, Manapakkam,  
Chennai – 600 125.

For KAIZEN BUILDERS

M. Ananda Ganesan  
Proprietor

c) Photograph - attached.

1.3. PAN No. - AFNPA1663D

1.4. 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

Account Number - 007705021948 & 007705021952

Name of the Bank & IFSC - ICICI Bank & ICIC0000077

Address - K K Nagar Branch, Chennai.

1.5. Details of the Project Land

a) Project Name - KAIZEN VEDHA

b) Address - 3<sup>rd</sup> Cross Street, Max worth Nagar Phase 2,

Kolapakkam Village within the limits of Kundrathur Panchayat Union, CMDA vide: PPD/LO. No. 47/97 comprised in S. No. 92 part and S. No. 89/2 part (as per Patta No. 3102 - 0.3.0 hc in S. No. 92/9 and 0.8.40 ha in S. No. 89/50 - total 0.11.40 ha) of Kolapakkam village, Kundrathur - Taluk (formerly Sriperumbudur - Taluk), Kancheepuram District.

1.6. Details of Approval obtained from Various Competent Authorities for commencing the Project,

i) CMDA

File No. - CMDA/PP/NHRB/C/0108/2023

Planning Permission No. - OL-PP/NHRB/0205/2023

Permit No. - OL-00338 Dated - 05-06-2023

ii) Kundrathur Panchayat Union, Padappai

Building Permission - 3311/2023/A3, Dated-03-07-2023.

iii) Kolapakkam Panchayat,

Building Permission - 18/2023-24 Dated-24-07-2023

For KAIZEN BUILDERS

*M. Ganesh*  
Proprietor

1.7. Details Of Projects launched Last Five Years

S.No	Project Name	Site Address	Current Status of the Project	Case Pending	Payment Pending
1	Kaizen Venba	Plot No.5&6 Vasuki Nagar, Madhanathapuram, Chennai-600125	Completed	Nil	Nil
2	Kaizen's Mahima	Plot No. 8,Block D, MM Avenue, Mugalivakkam, Chennai - 600 125.	Completed	Nil	Nil
3	Kaizen's Mahima	Plot No. 3&4, Block B, MM Avenue, Mugalivakkam, Chennai - 600 125.	Completed	Nil	Nil

1.8. Agency to take up external development works – **Self Development.**

1.9. Registration fee by way of a demand draft dated **09/08/2023** drawn on **K K NAGAR BRANCH, ICICI BANK** bearing no. **522923** for an amount of **Rs. 60,100/-**  
Calculated as per sub rule (3) of rule 3;

2. 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 KAIZEN BUILDERS

M. Suresh  
Proprietor

(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;

(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;

(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;

(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;

(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;

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

For KAIZEN BUILDERS

M.   
Proprietor

- (x) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, veranda, open terrace and other common areas, if any, details of which have to be furnished separately;
- (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;
- (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;
- (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.

Dated: 10-08-2023

Place: CHENNAI

Yours faithfully,  
Signature and seal of the applicant

For KAIZEN BUILDERS

M.   
Proprietor