

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

R. VENKATESAN
984 0076744

APPLICATION FOR REGISTRATION OF PROJECT

To

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



Sir,

I/We hereby apply for the grant of registration of my/our LAYOUT project set up at S.No. 239/1E1, 1E2, 1E3, 1F, 2A, 2B, 2C 240/2A, 2B and 11B of Kalavakakm village, Thiruporur Taluk, Chengalput District, Tamilnadu.

1. The requisite particulars are as under:-

(i) Status of the applicant - Individual

(ii) In case of individual -

- (a) Name : R. Venkatesan
(b) Father's Name : G. Renu Chetty
(c) Occupation : Business
(d) Permanent address: 89/ 10, Flat 1,
Kasi Estate, Jafferkhanpet,
Chennai - 600083



(e) Photograph

(iii) PAN No. AAFPV5822N;

(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 at STATE BANK OF INDIA, MRC Nagar Branch, Chennai - 600028

(v) Details of project land held by the applicant 4.99 acres at S.No. 239/1E1, 1E2, 1E3, 1F, 2A, 2B, 2C 240/2A, 2B and 11B of Kalavakakm village, Thiruporur Taluk, Chengalput District;

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project - MLPA - 51/2019 and local body at Thiruporur Town Panchayat;

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- (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. -Not applicable ;
 - (viii) Agency to take up external development works - Self Development;
 - (ix) Registration fee by way of a demand draft dated 5-2-2020 drawn on SBI, MRC Nagar branch, bearing no.763545 for an amount of Rs. 53,500/- - calculated as per sub-rule (3) of rule 3;
 - (x) Any other information the applicant may like to furnish.

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;
- (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;

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;
- (x) 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
:
Place:



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

LAYOUT – MLPA approval 51/2019, Kalavakkam Village, Thiruporur Taluk,
Chengalput District (previously Kancheepuram Dist)

a)Name : R. VENKATESAN
b)Father's name : G.Renu Chetty
c)Occupation : Business
d)Permenant address : 89/10, Flat Num. 1, Kasi Estate,
Jafferkhanpet
Chennai - 600083
Contact No.: 9840076744
Email ID.: venkatesan.renu@gmail.com

: Photograph



(Handwritten signature in blue ink)