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FORM 'A'
APPLICATION FOR REGISTRATION OF LAYOUT

To

The Real Estate Regulatory Authority - Tamil Nadu,
1st Floor, Tower 11, CMDA,
No. 1A, Gandhi Irwin Bridge Road, Egmore,
Chennai-600008.



Sir,

We hereby apply for the grant of registration of our project Layout of house sites comprised in S.Nos. 148/1, 149/1C, Old S.No. 149/2 of Karunakaracheri Village, Poonamallee Panchayat Union, Thiruvallur District, Tamil Nadu.

1. The requisite particulars are as under:-

(i)	Status of the applicant	Proprietorship Firm
(ii)	In case of firm	
A	Name	THARUN VIKASH.B
B	Address	No14, Vaidhi Nagar, Poonamallee Thiruvallur, Chennai
C	Copy of registration certificate	Enclosed
D	Main objects	Layout Promotion, Building Construction & Promotion
E	Name, Photograph and address of the chairman of the governing body/ partners/ directors etc	 THARUN VIKASH.B No14, Vaidhi Nagar, Poonamallee Thiruvallur, Chennai Phone: 9500670529 Email: tharunvikashconstruction@gmail.com
(iii)	PAN No.	BAUPT2986H

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(iv)	Name and address of the bank with which account in terms of section 4 (2)(l)(D) of the Act will be maintained	CA NO: 921020010290950 AT AXIS BANK , Poonamallee Branch, Door no 311-1, 52 A, Poonamallee Trunk Road, Poonamallee, Chennai - 600056.
(v)	Details of project land held by the applicant	GPA (documents enclosed)
(vi)	Details of Approval obtained	(i) CMDA Planning Permit No: Planning Permit, vide PPD LO NO. 25/2021, File no: L1/11921/2020 dated 26/02/2021 (ii) Local Body Permit No: -
(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.	Enclosed
(viii)	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 NEFT UTR NO: 108902781973, TNRERA for an amount of Rs. 11495/- 11495/- calculated as per sub rule (3) of rule 3 dt: 20/3/21
(x)	Any other information the applicant may like to furnish.	NIL

2. 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 owner to the land on which

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- 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) copy of the joint development agreement, 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;
 - (xiii) the number of open parking areas available in the project;
 - (xiv) Details of Undivided Shares pertaining to the project;
 - (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, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;

(xvii) a declaration in FORM 'B'.

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

Dated: 25.03.2021

Place: Chennai

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Yours faithfully,

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