

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

**APPLICATION FOR REGISTRATION OF PROJECT**

To

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

We hereby apply for the grant of registration of our project - **Subiksham Nagar**,  
Survey No.489/7, 497/1, 497/2, 497/3, 497/4, 497/6, 497/8, 497/9, 497/12 and  
497/13 of Palayasevaram Village and Panchayat, Walajabat Panchayat Union,  
Walajabat Taluk, Kancheepuram District, Tamil Nadu – 631606.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether **Individual** / Company / Proprietorship firm /  
societies / Partnership firm / Limited Liability Partnership (LLP) / competent  
authority;

(ii) In case of Individual

(A) Name	: -	<b>Mr. P. Maheswaran</b>
(B) Father's Name	: -	Mr. Pandian
(C) Occupation	: -	
(D) Permanent Address	: -	No.9/1, Kamar Street, Muthulakshmi Nagar, Chitlapakkam, Kancheepuram, Tamil Nadu - 600 064. Mobile No: 9629883333 Email ID: maheshbakku@gmail.com

(E) Photograph

: -



OR

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

- (a) Name :  
 (b) Address :  
 (c) Copy of registration Certificate :  
 (d) Main objects :

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

- (iii) PAN No. BKXPP9521P : P Maheswaran

- (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:

- \* Bank Certificate Enclosed  
 \* Details are -  
 Name : Maheswaran P  
 Bank : ICICI Bank  
 Account No : 005405008260  
 Branch : Nanganallur

- (v) Details of project land held by the applicant:

- Subiksham Nagar, Survey No.489/7, 497/1, 497/2, 497/3, 497/4, 497/6, 497/8, 497/9, 497/12 and 497/13 of Pazhayaseevaram Village and Panchayat, Walajabad Panchayat Union, Walajabad Taluk, Kancheepuram District, Tamil Nadu - 631606.

- Total Land Extent 103672.8 square feet / 9631.52 square metre, details are:-

Particulars	:	Square Feet
* Public Use	:	357.00
* Gifted (Park)	:	7,305.00
* Gifted (Road)	:	32,975.00
* Gifted (EB)	:	359.00
* Plottable Area	:	62,676.80
<b>Total Area</b>	<b>:</b>	<b>1,03,672.80</b>

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

➤ Approved by the Deputy Director Town and Country Planning, Chengalpattu Region, vide Planning Permission No.37/2020, dated 12.02.2020, in letter No.5837/2019/CR3, dated 12.02.2020 and Block Development Officer, Pazhayaseevaram Panchayat, Letter Dated 11.05.2020, in letter No.7165/2020/A2

(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 a demand draft dated **24.09.2020** drawn on **Karur Vysha Bank**, bearing no.**374500** for an amount of **Rs.29,500/-** calculated as per sub-rule (3) of rule

(x) Any other information the applicant may like to furnish: NA

2. we enclose the following documents in triplicate, namely:-

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

\* Enclosed

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

▪ Enclosed

(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

\* Enclosed

- (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;

\* Enclosed

- (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;

\* Promoter and the Owner are the same

- (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;

\* Only Plots

- (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;

- Approved by the Deputy Director Town and Country Planning, Chengalpattu Division, vide Planning Permission No.37/2020, dated 12.02.2020, in letter No.5837/2019/CR3, dated 12.02.2020 and Block Development Officer, Pazhayaseevaram Panchayat, Letter Dated 11.05.2020, in letter No.7165/2020/A2

- (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

\* Thaar Road and Park

(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

\* Enclosed

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

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(x) 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

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(xi) the number and areas of covered parking available in the project

\* Not Applicable, Since it is Plotted Development

(xii) the number of open parking areas available in the project

\* Not Applicable, Since it is Plotted Development

(xiii) Details of Undivided Shares pertaining to the project

\* Not Applicable, Since it is Plotted Development

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project

\* Self Marketing

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

Yours faithfully,

Dated:

Place: Chennai

*Prakash*  
Signature and seal of the applicant