

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

APPLICATION FOR REGISTRATION OF PROJECT

To

TamilNadu Real Estate Regulatory Authority (TNRERA),
No.1 A,First Floor,
Gandhi Irwin Bridge Road,
Chennai- 600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at
Dindigul East Taluk ,Adiyanuthu Panchayat And Village, Dindigul,
District ,Tamilnadu State.

1. The requisite particulars are as under:-

(i) **Status of the applicant:** Partnership firm;

In case of Individual -

- (a) **Name** : 1. R.S.Selvi
(b) **Address** : 15/22, Nagal Pudur, 2nd Street,Dindigul .
(c) **Copy of registration certificate** : Enclosed
(d) **Main objects** : Enclosed
(e) **Name, photograph and address of Partners.**
Name : 1. R. S.Selvi
Photograph : Enclosed
Address : 15/22, Nagal Pudur, 2nd Street, ,Dindigul.



(f) **Main objects** : Real estate land development

(ii) **PAN No:** NEOPS6053G - R.S.Selvi

(iii) **Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained:**

Name : KVB

Address : RM Coloney, Dindigul.

(iv) **Details of project land held by the applicant:**

The layout has been formed in S.No .863/4A in Adiyanuthu Village acquired as follows:

1. R.S.Selvi ,S.No:863/4A, in Dindigul east taluk,Adiyanuthu Village and Panchayat,Dindigul district,Document No: 4823/2011 Date:21.07.2011.

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

The project is for development of 0.50 acres and has been approved by DTCP vide approval order No :34/2019 dated : 25.03.2019 layout No:4816/2018 and Adiyanthu panchayat letter no:1214/2019 date 01.08.2019 (Copies of DTCP and Panchayat orders enclosed).

(vi) **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.**

No new project have been launched by R.S.Selvi, in last 5 years.

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

All Roads have been formed and gifted to the Adiyanthu Panchayat by gift deed no.1817/2019 dated 09.04.2019

(viii) Registration fee by way of a demand draft dated 23/02/2022 drawn on

TNDERA bearing no. 024524 for an amount of Rs. 4835 /- calculated as per sub-rule (3) of rule 3;

(ix) Any other information the applicant may like to furnish.

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

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

Copy Enclosed

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

Copy 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;**

Copies of Patta 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;**

The EC of the property upto date is 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;**

- (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;**

The project is for layout development owned by the promoters for which permissions forms DTCP and Adiyanthu Panchayat has been obtained. Please refer copies enclosed along with point No: 1 (V).

- (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;**

The project is for layout development owned by the promoters for which permissions forms DTCP and Adiyanthu Panchayat has been obtained. Please refer copies enclosed along with point No: 1 (V)

- (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;**

The project is for layout development owned by the promoters for

which permissions forms DTCP and Adiyanthu Panchayat has been obtained. Please refer copies enclosed along with point No: 1 (V)

- (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;

Refer Topo Sketch and Google map enclosed disclosing the location of the land and 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;

The promoters are engaged in selling plots in approved layout through direct sale documents.

- (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;

The OSR of the layout have been gifted to Adiyanthu panchayat Through gifted document enclosed (1817/2019,dated 09.04.2019)

- (xi) the number and areas of covered parking available in the project; Not Applicable

- (xii) the number of open parking areas available in the project; Not Applicable

- (xiii) Details of Undivided Shares pertaining to the project; Not Applicable

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

the promoters do not propose to engage any real estate agent for the 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;

As the project is for development of approved layouts and plots are proposed to be sold to end uses engagement of the above said professionals is not contemplated.

(xvi) a declaration in FORM 'B'. Enclosed.

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

Dated:

Place:

X R S Selin

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