

FORM 'A'
[See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Tamil Nadu Real Estate Regulatory Authority (TNRERA)
NO.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Chennai 600008.



Sir,
I hereby apply for the grant of registration of my project to be set up at Perappadi village,
Kumbakonam Taluk, Thanjavur District, Tamilnadu State.



1. The requisite particulars are as under:
(i) Status of the applicant: Individual Promoters

- (ii) In case of Individual:
- (a) Name: BALAGURU M
 - (b) Father's Name: MUTHUKUMARASAMY G
 - (c) Occupation: Individual Promoters
 - (d) Permanent Address: 75, Magadhana Street,
Thiruidaimaruthur & Taluk,
Thanjavur, Tamil Nadu.
 - (e) Cell Number: 9677174480, 9003184453
 - (f) Email ID: visagangroups@gmail.com
 - (g) Photograph: Enclosed

(iii) PAN No.: AMDPB1654L – BALAGURU M

(iv) Name and address of the bank or banker with which account in terms of section 4(2)(1)(D) of the Act will be maintained.

Name: City Union Bank
Address: Thiruidaimaruthur, Kumbakonam, Thanjavur.

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

The layout has been formed in Perappadi village, Kumbakonam Taluk, Thanjavur district, Tamilnadu. SR.NO.: 49/2Apt, 50/1pt, 2pt – BALAGURU.M purchased the land through the documents numbered 900/2011-Dated: 19/08/2011, 992/2011 – Dated: 14/09/2011, 993/2011- Dated: 14/09/2011. PR related document number- 140/2004 Dated: 11/03/2004, 714/2003 – Dated: 09/12/2003, 751/2003 – Dated: 22/12/2003, 295/2003. These documents were registered at NaachiyarkoilSRO.

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

The project layout is for 33,866.50 sq.ft. and has been approved by the DTCP via approval order No. 154/2018 dated 26/03/2018 and Perappadi Panchayat localbody by the approval No.25 dated 04/02/2019. (DTCP & Panchayat Approval order enclosed)

(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:**

No new projects have been launched by the promoters in the last five years.

(viii) **Agency to take up external development works- Local authority (exact Authority or any agreement to the Authority)/ self Development:**

All the roads have been laid by self development.

(ix) **Registration fee:**

Registration fee was done by way of a Demand Draft drawn on Union Bank of India bearing No. 46157223 for an amount of Rs.14,135/- calculated as per sub-rule (3) of rule 3.

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

2. **I 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:**

- (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 the document and Patta are 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 over such land along with details:**
Copy of EC 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 phased 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 promoter for which DTCP and Perappadi Panchayat approval has been obtained. The particulars are enclosed.
- (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:**
DTCP Approval and layout Approval are enclosed. The regulation fee has been paid to the Perappadi Panchayat as per the rule.
- (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 promoter for which DTCP and Perappadi Panchayat approval has been obtained and the developmental fees has been paid to the competent authorities.
- (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 the Google map enclosed.

- (ix) **Performa of the allotment letter, agreementforsale, and the conveyance deed proposed to be signed with the allottees:**
There are no agreements, only direct sale.
- (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 proposed site is only for selling plots approved by the DTCP. OSR has been gifted to the Perappadi Panchayat.
- (xi) **The number and areas of covered parking available in the projects:**
Not Applicable.
- (xii) **The number of open parking areas available in the project:**
Not Applicable.
- (xiii) **Details of Undivided shares pertaining to the project:**
There are no UDS.
- (xiv) **The name, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project:**
No agents are involved in the projects.
- (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:**
No such technicians were involved in the project.
- (xvi) **A declaration in FORM 'B':**
Enclosed.

3. **I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.**

Dated:

Place: Chennai

M. Balan
Yours faithfully,

Signature and seal of the applicant