

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
NO.1A,1st Floor
Gandhi Irwin Bridge Rode,
Egmore, Chennai- 600008



Sir,

I hereby apply for the grant of registration of my/our project **BALAJI KCP GARDEN** to be set up at S.F. Nos. 24/2C3,25/1B1B3. Solapalayam Village, Taluk: Pollachi, District: Coimbatore, State Tamil Nadu .

1. The requisite particulars are as under:-
(i) Status of the applicant, whether individual :-
In case of individual

- (i) :K.C.Palanisamy
:Mr.Chinnusamy Gounder
:Real Estate
:No 198C Mullai Avenue
:Sakthi Nager East Thindal (kil)
:Erode Tamil Nadu -638012



Photograph

- (ii) : P.Ponnusamy
:Mr.Periyasamy
:Real Estate
:11/83 Gopal Nager
:Makkinampatti,Pollachi,
:Coimbatore 642 003



- (ii) PAN No. **AEXPP2450C-K C Palanisamy & APRPP6075L- P.Ponnusamy**
(iii) 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 in **Axis Bank Ltd.Perundhurai main rode,Thindal,Erode 638 012.**
(iv) Details of project land held by the applicant;
Coimbatore District, Pollachi Taluk, Solampalayam Village.
Measuring to an Extent of **1.721/2 Acres.(6981 Square Meter).**
Details of project land held by the applicant;
(v) Details of Approval obtained from Various Competent Authorities for commencing the Project: **BALAJI KCP GARDEN;**

K.C. Palanisamy
P. Ponnusamy

(1) Technical Approved no: **209/2021** dated: **08.10.2021** issued by Director Town and Country planning Chennai.

(2) Final approved. Solapalayam Town Panchayat dated **15.11.2021**.

(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.

Project **BALAJI KCP GARDEN**:

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

(viii) Registration Fee by way of RTGS date **07.01.2022** on Axis Bank Ltd.
Bearing no (DD: No:**012173034070**) For an amount Of **26400** calculated as per sub-rule (3) of rule 3: (039829)

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

- (a) NOC Received Form. Agriculture Dept.
- (b) Calculation Sheet Of Registration Fee.
- (c) Original Certificate from Axis Bank Ltd.

2. I have 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;

- Legal Opinion Form **A.Senguttuvan,B.sc.,B.L.,S.Akila B.sc.,B.L(Hons),.**
- Sale deed registered in favour of **Mr.K.C.Palanisamy,P.Ponnusamy** vide Doc. No. 7281/2021 Dated 03.08.2021. at The office of the Sub-Registrar, Pollachi ,Coimbatore.
- Patta.no :516
- Gift deed registered in Favour of Solapalayam village Panchayat vide Doc.No. 9275/2021 dated 21/09/2021 & 9276/2021 dated 21/09/2021 at the office of the Sub-Registrar,Pollachi Coimbatore

(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

K.C. Palanisamy
P. Ponnusamy

along with details;

Encumbrance Certificate No. 555771112022

- (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;

Nil

- (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;

Approved by The Member Of Secretary Coimbatore Local Planning Authority vide C No 6070/2021 And Local Planing Authority, Coimbatore vide Approval LP/(CLPA)No.209/2021 . Final Approval by The Panchayat President Form Solapalayam Panchayat vide Approval No.2/2021 dated 18.11.2021.

- (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 Additional Director,Town & Country Planing Coimbatore Local Planning Authority No :209/2021/ TCP4 dated 15/11/2021.

- (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;

Nil

- (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;

Lan : 11.079901 ,Lng :76.999852

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

Nil

- (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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Nil

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

Nil

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

Nil

(xiii) Details of Undivided Shares pertaining to the project;

Nil

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

Nil

(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;

Key Person :	K.C.Palanisamy	&	P.Ponnusamy
	Mr.Chinnusamy Gounder		Mr.Periyasamy
	No.198C, Mullai Avenue,		No 11/83,Gopal Nagar
	Sakthi Nager East,		Makkinampatti,
	Thindal (kil), Erode.638 012.		Pollachi ,Coimbatore -642 003
	Tamil Nadu .		Tamil Nadu.
	Mobile.no: 98422 40809		Mobile No :94470 59629
	Email id: kcpnish@gmail.com		

(xvi) a declaration in FORM 'B'.

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

Dated:

Place:

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