

M.P. THIRUVALLUVAN

9444412118

FORM 'A'

[See rule 3 (2)]

**APPLICATION FOR RERA REGISTRATION OF REGULARISED LAYOUT
PROJECT IN TAMILNADU**

To

The Real Estate Regulatory Authority,
Tamilnadu,
CMDA Tower –II, 1st Floor,
No.1A, Gandhi Irwin Road,
Egmore, Chennai.



Sir,

I hereby apply for the grant of RERA registration of my **Regularised layout Project with approval** of DTCP & BDO (Rural) set up in ancestral vacant land at Survey nos. 145/1B1, 144/2C, 1D, 2D in village Rasipalayam, Taluk Mohanur, District Namakkal, State Tamil Nadu.

1. The requisite particulars are as under:-

(i) Status of the applicant:- Individual Promoter

(ii) In case of Individual promoter –

- (a) Name :- M.P.Thiruvalluvan
(b) Father's Name :- M.Peramanathan
(c) Occupation :- Retired cum Business
(d) Permanent Address :- F6C, CeeDeeYes Regal Palm Garden,
383, Velachery – Tambaram Road,
Vijaya Nagar, Velachery,
Chennai – 600042.

Mail id: thiruvalluvanmp@yahoo.com

(e) Photo: Attached.



mg

- (iii) PAN No. :- ABAPT0168R (enclosed)
- (iv) Name and Address of the bank with which account in terms of section 4(2)(i)(D) of the Act: For the completed regularised layout project, opening of designated bank account is not required as per RERA Amendment order reference Proc. No. TNRERA/A4/ 707/2022 dated 13.01.2022.
- (v) Details of project land held by the applicant:
Ancestral vacant land property partitioned/sub divided and allotted to me in Survey nos . 145/1B1, 144/2C, 1D, 2D at village Rasipalayam, Taluk Mohaur, District Namakkal, State Tamilnadu.
- (vi) Details of Approval obtained from various Competent Authorities for commencing the Project:
Copy of approval of DTCP Namakkal & BDO (Rural Panchayat), Mohanur Taluk are enclosed.
- (vii) Brief details of the Projects launched by the promoter in the last five years:- **NIL. First project.**
- (viii) Agency to take up external development works: **N.A. (Regularisation Layout – Developed by self promoter)**
- (ix) Registration Fee **enclosed** by way of a Demand Draft dated 21.01.2022 drawn on Axis Bank, Velachery, bearing no. 76265 for an amount of Rs. 22,300/- calculated as per sub-rule (3) of rule 3;

2. I enclose the following documents, namely:-

- (i) **Authenticated copy of the PAN Card of Individual Promoter – Copy enclosed.**



- (ii) Income Tax Saral of the Individual Promoter for the preceding year (AY 2021-22): **Copy enclosed.**
- (iii) Legal title deed/Court Order, reflecting the title of the promoter to the land on which regularized layout project is developed: **Copy enclosed.**
- (iv) 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: **NIL. Latest EC 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: **NOT APPLICABLE FOR PROMOTER CUM OWNER.**
- 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: **NOT APPLICABLE FOR LAYOUT PROJECT.**
- (vi) The sanctioned layout plan and specifications of the project as sanctioned by the competent authority: **Copy enclosed.**
- (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: **NA**
- (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: **Google map enclosed.**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees: **NA.**

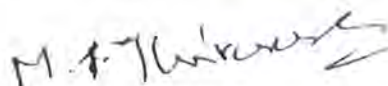
mgj

- (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: **NA**
- (xi) Number and areas of covered parking available in the project: **NA**
- (xii) Number of open parking areas available in the project: **NA**
- (xiii) Details of Undivided Shares pertaining to the project: **NA**
- (xiv) Names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project: **Self**
- (xv) 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: **NA**
- (xvi) A declaration in **FORM 'B'**: **Enclosed.**
- (xvii) Compact Disc (CD): **Enclosed.**
3. I solemnly affirm and declare that the particulars given herein are correct to the best of my knowledge and belief.

Yours faithfully,

Dated: 21.01.2022

Place: Chennai.



[M.P.Thiruvalluvan]
Self promoter for regularized Layout
Signature and seal of the applicant