

BY POST

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

APPLICATION FOR REGISTRATION OF PROJECT



To :

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, CMDA Tower 2,
Gandhi Irwin Bridge Road, Ansari Estate,
Egmore, Chennai - 600008.

Sir,

I, hereby apply for the grant of registration of my project to be set up at Sarkar Periyapalayam Village and Uthukuli Division, Tiruppur Taluk, Tiruppur District under Regularisation Scheme of Government of Tamil Nadu in the name of Sri Gayathri Nagar at Survey Numbers 78/2, 78/3, 78/2D and 91/2D.

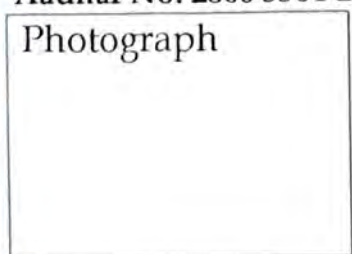
1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority:

Individual

(ii) In case of individual -

- (a) Name : Thiru D. Jagadeesh,
- (b) Father's Name : Dhanakodi N
- (c) Occupation : Business
- (d) Permanent address (&) Photograph :
No 9, 5th Street, Netaji Nagar, Karumarampalayam, Mannarai Village, mgffashions@gmail.com Tiruppur - 641403
Email id : , Mob : 6383364498
Aadhar No: 2800 5564 2793 & PAN No : AHKPD0143Q



(Handwritten signature)

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority - **NOT APPLICABLE**

i	Name	
ii	Address	
iii	Copy of registration Certificate	
iv	Main objects	
v	Name, photograph and address of chairman of the Governing body / Partners / Directors etc.	
vi	PAN No.	

(iii) 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 :

Union Bank of India, Tiruppur Branch at 64, Kumaran Road, Tiruppur 641601 with Account Number : 056011010000033

(iv) Details of project land held by the applicant :
Residential Project of Layout proposed and regularized under Regularisation Scheme of Govt of Tamil Nadu, the Land located at Aalaya School Road, Koolipalayam, Sirkar Periyapalayam Village, Uthukuli Division, Tiruppur Survey Nos No 78/2, 78/3, 78/2D, 91/2D.

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

1.DTCP/LPA of Tiruppur Regularisation Approval No.68/2018 dated 26.04.2018 ✓

2. Local Panchayat Approval by Block Development Officer for Regularisation of plots vide letter No 1810/2017/A2 dated 16.07.2018 ✓

(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

Not applicable, and declared that no projects had been launched during last five years; A separate Declaration is also enclosed.

Signature

(vii) Agency to take up external development works :

Sarkar Periyapalayam is the Village and Panchayat which is the Local Development Agency for providing and facilitating the external development such as Roads, water supply, drainage etc. All other necessary arrangements have been made as per LPA approval thereto for ensuring the development by donating OSR Lands as per regularization scheme. A separate Declaration for external development is also enclosed for ready reference.

(viii) Registration fee by way of a demand draft / UTR.No. _____ dated _____ drawn on _____ bearing no. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3;

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

2. I enclose the following documents in triplicate, namely:-		
1	Authenticated copy of the PAN card of the promoter	Enclosed separately.
2	Audited balance sheet of the promoter for the preceding financial year	No Balance Sheet has been prepared. However, a copy of the IT return filed by the individual for the financial year 2019 - 20 i.e previous Financial year is enclosed for ready reference separately.
3	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	1. Copy of Sale Deed of land made in favour of D Jagadeesh dated 28 th May, 2003 is enclosed .

4	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.	Encumbrance Certificate is Enclosed separately.
5	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	The Promoter is the sole owner of the land and vested with absolute rights to sell.
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	1. Not applicable since it is only a Layout project and hence no Building Permit. However, Sanctioned Layout Plan under <u>Regularisation Scheme</u> is enclosed separately.



6	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	Layout plan as approved by DTCP/ Tiruppur LPA with seal thereto is enclosed separately.
7	The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including firefighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy	The external development works will be taken care of by the Sarkar Periyapalayam Panchayat as per Regularisation approval issued by the BDO. All external services such as external roads, water supply and sewerage etc.will be provided by the Sarkar Periyapalayam Panchayat. For providing public use and other facilities land has been vested with Panchayat. A copy of of such land vesting documents set is also enclosed separately for ready reference.
8	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 separately.
9	Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	1.Proforma of Agreement for sale is as per the Format prescribed in TNRERA Regulations. 2.No allotment is required since it is a Layout of plots.
10	The number, type and the carpet area of apartments for sale in the	Not applicable since it is a Layout project



	project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately	
11	The number and areas of covered parking available in the project	Not Applicable since it is a Layout Project
12	The number of open parking areas available in the project	Not applicable since it is a Layout project
13	Details of Undivided Shares pertaining to the project	Not applicable since it is a Layout project as the plot of land will be registered to the individual buyer.
14	The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	Nil - Not applicable as we are not engaging any agent at this stage.
15	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'	<p>1. No Architect, Hvac consultant, Geotechnical engineer since a Layout project</p> <p>2. Surveyor detail is as under : T.Gomathi D/s A Thangavel, 103/2, V Vadamalaipalayam, Palladam Taluk, Tiruppur Dist 641 664 Email Id : <u>tgomathi3697@gmail.com</u> Licence No 2019/01/0075 Mob No : 9578204293</p> <p>Enclosed separately</p>

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

Date: 17.01.2022

Place: Tiruppur

For **SRI GAYATHRI NAGAR**
Yours faithfully,



Proprietor

Signature and seal of the applicant(s)