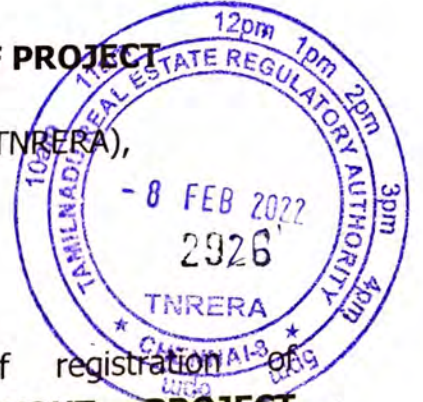


FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.



Sir,

We hereby apply for the grant of registration of
REGULARISATION OF UNAPPROVED LAYOUT PROJECT
(PLOT NOS. – 11, 19, 20, 21, 25, 26, 27, 35, 39, 40, 41, 42, 43,
47, 48, 51, 52, 55) IN S.NO. 4/1A1A1, 1A2, 1A3, 1A4, 1A5, 1B,
1C, 9, 10 OF KULATHUR VILLAGE PANCHAYAT AND
S.NO. 310/1A1, 1A2, 1B OF PADIYUR VILLAGE PANCHAYAT,
VADAMADURAI PANCHAYAT UNION, VEDASANDUR TALUK,
DINDIGUL DISTRICT, TAMIL NADU.

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 : **S.GANESAN**

(b) Father's Name : **SUBBAPILLAI**

(c) Occupation : **Farmer**

(d) Permanent Address: **4/356, Arunachalam Nagar,**
Collectorate Opp., Collectorate Post,
Dindigul – 624 004.

Contact No. : **8838346278**

Email. : **ganesanrmtc@gmail.com**

(e) Photograph :



S. Ganesan

III. PAN No:

S.GANESAN - AYMPG7276N - Enclosed

IV. 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: **NA**

V. Details of project land held by the applicant:

REGULARISATION OF UNAPPROVED LAYOUT PROJECT

(PLOT NOS. - 11, 19, 20, 21, 25, 26, 27, 35, 39, 40, 41, 42,

43, 47, 48, 51, 52, 55)

S.NO. 4/1A1A1, 1A2, 1A3, 1A4, 1A5, 1B, 1C, 9, 10 -

KULATHUR VILLAGE PANCHAYAT and

S.NO. 310/1A1, 1A2, 1B - PADIYUR VILLAGE PANCHAYAT

VADAMADURAI PANCHAYAT UNION

VEDASANDUR TALUK

DINDIGUL DISTRICT

TAMIL NADU.

VI. Details of Approval obtained from Various Competent Authorities for commencing the Project

(i) Unapproved Regularisation Layout Plan Permit Approval by **THE ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE, DINDIGUL DISTRICT-**

LETTER NO: 2403/2021/DD3, DATED: 28-08-2021.

S. Ganesan

(ii) Final Layout Drawing Approved, given by **THE BLOCK DEVELOPMENT OFFICER (VILLAGE PANCHAYAT), VADAMADURAI PANCHAYAT UNION, DINDIGUL DISTRICT, LETTER NO: 825/2016/D1, DATED: 30-09-2021.**

- 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. : **This is My First Project.**
 - VIII. Agency to take up external development works by: **NA**
 - IX. Registration fee by way of a **IMPS PAYMENT** through **IDBI NETBANKING, for Rs.17140/- with Dated 01-02-2022. (Receipt Attached)** (calculated as per sub-rule (3) of rule 3;)
 - X. Any other information the applicant may like to furnish: **No**
2. I/we enclose the following documents in triplicate, namely: -
- i. Authenticated copy of the PAN card of the promoter: **Yes, PAN Copy Enclosed**
 - ii. Audited balance sheet of the promoter for the preceding financial year: **NA**
 - 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: **Deed Attached**

S. Ganesan

- 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: **Yes, Encumbrance Certificate Attached**

- 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: **SELF**
 - 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; **NA**

- 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: **UNAPPROVED REGULARISATION LAYOUT PLAN PERMIT APPROVAL BY THE ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE, DINDIGUL DISTRICT- LETTER NO: 2403/2021/DD3, DATED: 28-08-2021 AND**

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**FINAL LAYOUT DRAWING APPROVED, GIVEN BY THE
BLOCK DEVELOPMENT OFFICER (VILLAGE PANCHAYAT),
VADAMADURAI PANCHAYAT UNION, DINDIGUL DISTRICT,
LETTER NO: 825/2016/D1, DATED: 30-09-2021.**

- 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; **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;

Latitude – 10.455654

Longitude – 78.025231

PLOT NOS. – 11, 19 - 21, 25 - 27, 35, 39 - 43, 47, 48, 51, 52, 55

S.NO. 4/1A1A1, 1A2, 1A3, 1A4, 1A5, 1B, 1C, 9, 10 -

KULATHUR VILLAGE PANCHAYAT and

S.NO. 310/1A1, 1A2, 1B - PADIYUR VILLAGE PANCHAYAT

VADAMADURAI PANCHAYAT UNION

VEDASANDUR TALUK

DINDIGUL DISTRICT

TAMIL NADU.

- ix. Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **NA**

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- 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. The number and areas of covered parking available in the project; **NA**
- xii. The number of open parking areas available in the project; **NA**
- xiii. Details of Undivided Shares pertaining to the project; **NA**
- xiv. The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NA**
- 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; **NA**
- xvi. A declaration in FORM 'B': **Attached**

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

Dated : 01-02-2022

Place : Dindigul

Yours Faithfully

