

Layout-101  
7299954401  
**FORM "A"**  
[See rule 3(2)]  
APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority, - 7219  
Chennai.

Sir,

We hereby apply for the grant of registration of our Residential Building project **Diamond Apartments**, at Plot No. 1, Comprised in S. No. 139/1 and 139/2A1 of **Madhanandhapuram Village, Greater Chennai Corporation, Division -156, Zone - 12, Tamil Nadu state.**

1. The requisite particulars are as under:-

(i) Status of the applicant, whether Individual/ **Company** / proprietorship firm / societies / partnership firm / competent authority;

(a) Company Name : **M/s. Karuppaswamy Builders Pvt. Ltd.,**

Represented by its **DIRECTOR**

**Mr. KARTICK MAHENDRAN**

Mobile: 99405 31611

Email: kb.karuppaswamy@yahoo.com



(a) Address : No. 187, Sai Nivas, Nakeeran Street,  
Alwarthirunagar, Chennai - 600 087.

(b) Copy of Registration Certificate: **Enclosed**

(c) Main Objects : Promoting Residential Buildings and Lay-out

(d) Name, photograph and address of chairman of the governing body / Partners / **Director** etc.

**DIRECTOR, KARTICK MAHENDRAN**

(e) Address : No. 187, Sai Nivas, Nakeeran Street,  
Alwarthirunagar, Chennai - 600 087.

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Mobile: 99405 31611

Email: kb.karuppaswamy@yahoo.com

(iii) Company Pan No. : **AAFCK8578M**

(ii) 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.

**SYNDICATE BANK , ARMENIAN STREET BRANCH,**

A/C No.: **60001010014256** IFSC Code: **SYNB0006000**

(iii) Details of Project land held by the Applicant: **Enclosed**

(iv) Details of Approval obtained from Various Competent Authorities for commencing the Project. **Enclosed**

For **KARUPPASWAMY BUILDERS (P) LTD.**

*Kartick Mahendran*

Director

[Kartick Mahendran]

- (v) 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. - **Enclosed**
- (vi) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development: **Self**
- (vii) Registration fee by way of demand draft dated **02-12-2019** drawn on **Vijaya Bank** bearing no. **564559** for an amount of **Rs. 1,35,000** Calculated as per sub-rule (3) or rule 3;

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

2. I/We enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the Pan Card of the promoter; **AAFCK8578M**
- (ii) Audited balance sheet of the promoter for the preceding financial year. **Enclosed**
- (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; **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 or over such land along with details; **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 the title and other documents reflecting the title of such owner on the land proposed to be developed; **Enclosed**
- (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 or such phases: **Enclosed**
- (vi) The sanction plan, layout plan and specification of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; **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; **Enclosed**
- (viii) The location details of the project, with clear demarcation of land dedicated longitude of the end points of this project; **Enclosed**
- (ix) Proforma of the allotment letter, agreement for sale and the conveyance deed proposed to be signed with the allottees; **Enclosed**

of **KARUPPASWAMY BUILDERS (P) LTD.**

*Kartick Mahendran*

Director

**[Kartick Mahendran]**



- (x) The number, type and the carpet area of apartments for sale in the project areas, if any, exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; **Enclosed**
- (xi) The number and areas of covered parking available in the project **Enclosed**
- (xii) The number and areas of open parking available in the project Details of undivided shares pertaining to the project; **Enclosed**
- (xiii) 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; **Enclosed**
- (xiv) A declaration in FORM 'B'.
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief

For KARUPPASWAMY BUILDERS (P) LTD.

*Kartick Mahendran*

Director

— [Kartick Mahendran]

Date: 02-12-2019  
Place: Chennai

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

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## LIST OF PAST PROJECTS

Site Address	Project Detail	Current status of the project	Case pending	Payment pending
Project: PARK VIEW, Phase I and II Mugalivakkam	Stilt + 4 Floors with 20 Dwelling Units	Completed	NIL	NIL
Project: Ashirwad, Mugalivakkam	Stilt + 2 Floor with 24 Units	Completed	NIL	NIL
Project: Anugraha, Mugalivakkam	Stilt + 4 Floors with 16 Dwelling units	Completed	NIL	NIL
Project: Sai Nivas Apartment, Alwarthiru Nagar	Stilt + 3 Floors with 6 Units	Completed	NIL	NIL
Project; Sudha Apartment, Aalapakkam	Stilt + 2 Floors with 4 Units	Completed	NIL	NIL
Project: Parameshwara Apartment, Alwarthiru Nagar	Stilt + 3 Floors with 6 Units	Completed	NIL	NIL
Project: Orchid Apartment, Alwarthiru Nagar	Stilt + 4 Floors with 56 units	Completed	NIL	NIL
Project: Sri Narasimha Nivas, Virugambakkam	Stilt + 2 Floors with 5 units	Completed	NIL	NIL

For KARUPPASWAMY BUILDERS (P) LTD.

*Karthick*

Director

Details of Architect / L.S, Contractor and Structural Engineer

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S. No.	Details	Contractor detail	Architect/ L. S	Structural Engineer	Remarks
1.	Name	M/s. Karuppaswamy Builders Pvt. Ltd.	A. Santhosh, B. Arch, M.H.	S.P.S. Inbarajan, M.E., (Structural), A.M.I.E	
2.	Firm Name	M/s. Karuppaswamy Builders Pvt. Ltd.			
3.	Registration details	RD/19/03/135	RA/Gr.I/19/03/065	SE/GR-I/19/02/009	
4.	Certified in PP application	RD/19/03/135	RA/Gr.I/19/03/065	SE/GR-I/19/02/009	

For KARUPPASWAMY BUILDERS (P) LTD.

*Karthick m.s.*

Director