

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

APPLICATION FOR REGISTRATION OF PROJECT

To

Tamilnadu Real Estate Regulatory Authority (TNRERA)
Tower 2, Langs Garden Rd,
Ansari Estate, Egmore, Chennai,
Tamil Nadu 600008



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Dear Sir/Madam,

I hereby apply for the grant of registration of my project to be set up at Vikravandi & Taluk, Villupuram District, Tamilnadu State.

1. The requisite particulars are as under: -

(i) Status of the applicant, individual

(a) Name: R.Kandhan

(b) Father's Name: Ramachandhiran

(c) Occupation: Agriculture

(d) Permanent address: 13/7 High School Street, Vikiravandi Villupuram DT
Pin: 604001

(e) Photograph: Enclosed

(ii) PAN No: BQJPK7894N

(iii) Name bank:

(iv) Details of project land held by the applicant;

The layout has been formed in

1. S.No: 42/2B, 42/2A1, 42/2A2, 42/2A3, 42/2A5, 42/2A6, 634/1B, 634/1C, 634/2Apt, 959/3Apt, 959/3B, 962/1, 962/2, 970 Vikiravandi & Taluk, Villupuram District, Tamil Nadu State. Dated: 13.10.2014 Doc No:3889/2014

(v) Details of Approval obtained from Various Competent Authorities for commencing the project;

The project is for the development of 10.49 acres and has been approved for regularization at 206 plots only by DTCP vide approval order no 924/2020 dated 01.12.2020 layout no. R71/2020 and Vikiravandi Town Panchayath by letter No. A1/544/2020 dated 10.12.2020 (Copies of DTCP and Local Authority Order Enclosed)

(vi) Brief details of the projects launched 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 the type of land and payments pending, etc.

No new projects have been launched by R.Kandhan of DTCP approved layout No: 924/2020 namely Citizen City at Vikiravandi which approval dated 01.12.2020 and hence the completion certificate has been obtained before the implementation of RERA. The layout was developed out of own funds and no payments are pending to the landowners. There are no cases pending against the promoters.

**(vii) Agency to take up external development works locally
Authority (exact Authority or any agreement to the Authority) / Self
Development;**

All roads have been formed and gifted to the Villupuram Directorate of Town & Country Planning (DTCP) by gift deed no: 3771/2020 dated 28.11.2020 executed before the SRO Vikiravandi. The Local Authority is expected to complete the development works in the future. The roads will be laid through self-development.

**(viii) Registration fee by way of an NEFT dated 27.01.2022 having
UTR No: IBKL220127921083 drawn on IDBI Bank for an amount of 80373/-
calculated as per sub-rule (3) of rule 3;**

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

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

(i) Authenticated copy of the PAN card of the promoter;

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;**

NA

**(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;**

the land is freehold and no encumbrances are there on the said land
the EC for the property up to date is 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 a title and other documents
reflecting the title of such owner on the land proposed to be developed;**

**(A) Authenticated copy of the building permit and sanctioned plan from the
competent authority by 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;**

The project is for layout development owned by the promoters for which permissions from DTCP and Vikiravandi Town Panchayath have been obtained. Please refer to copies enclosed along with point No.1(v)

**(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 project is for layout development owned by the promoters for which permissions from DTCP and Vikiravandi Town Panchayath have been obtained. Please refer to copies enclosed along with point No.1(v)

- (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;**

The project is for layout development owned by the promoters for which permissions from DTCP and Vikiravandi Town Panchayath have been obtained. Please refer to copies enclosed along with point No.1(v)

The DTCP and Vikiravandi Town Panchayath have collected development fees under the Regularization Scheme 2017 as stipulated in G.O. No.78 dated 04.05.2017 and G.O No: 172 dated 13.10.2017 and are expected to complete development as per their schedule.

- (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 endpoints of the project;**

Refer Layout Sketch enclosed disclosing the location of the land latitude and longitude of the endpoints of the project.

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;**
The promoters are engaged in selling plots in approved layout through direct sale documents and not through agreement of sale.
- (x) The number, type, and the carpet area of apartments for sale in the project exclusive of the area of the balcony, verandah, open terrace, and other common areas, if any, details of which have to be furnished separately;**
The promoters are engaged only in selling plots in approved layout and hence this is not applicable. The OSR for the park is clearly demarcated in the layout and has been gifted to the Villupuram Directorate of Town & Country Planning (DTCP) documents executed before in SRO Vikiravandi (Gift Documents Enclosed). (3771/2020 dated 28.11.2020)
- (xi) The number and areas of covered parking available in the project;**
Not Applicable
- (xii) The number of open parking areas available in the project;**
Not Applicable
- (xiii) Details of Undivided Shares about the project;**
As the project is for the development of approved layouts and plots are proposed to be sold to end-users no UDS is contemplated
- (xiv) The names, addresses, phone numbers, email ids, and registration details of real estate agents, if any, for the proposed project;**
the promoters do not propose to engage any real estate agent for the project
- (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;**
As the project is for the development of approved layouts and plots are proposed to be sold to the end user's engagement of the above-said professionals is not contemplated.
- (xvi) A declaration in FORM 'B'. Enclosed**

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

Dated: 27.01.2022
Place: Villupuram

R. K. S. S.

Yours faithfully,
Signature and seal of the applicant