

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

APPLICATION FOR REGISTRATION OF PROJECT

To :

The Real Estate Regulatory Authority (TNRERA),  
1<sup>st</sup> Floor, No.1-A, Gandhi Irvin Bridge Road,  
Egmore, Chennai – 600008.



Sir,

I, A.Manikandan, the owner of the property hereby apply for the grant of registration of my/our project to be set up at situated at Vepperi Village Madura, Kothankarai Village, Vepperi Panchayat, Nemili Panchayat Union, Nemili Taluk, Ranipettai District, State of Tamilnadu.

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 :-

- 1) (a) Name : Mr. A.Manikandan  
(b) Father's Name : Late K.Arunachalam  
(c) Occupation : Agriculture  
(d) Permanent Address with contact No & email ID  
No.1/84, First Cross Street,  
Lakshmi Nagar Extension,  
Porur, Chennai – 600116.  
Tiruvallur District.  
Tamil Nadu State.  
e-mail ID : manikandan.1182@gmail.com  
Contact No : 98400 19970

(e) Photograph :

*A Manikandan*

iii) PAN No: **Individuals**

**Mr.A.Manikandan**

PAN card No.ARVPM2637II

iv) Name and address of the Bank or Banker with which account in Term of Section 4(2)(1) of the Act will be maintained :

Name of the Bank : KODAK MAHINDRA BANK.,  
Porur Branch,  
Chennai – 600116.

Name of the account Holder : Mr. A.Manikandan

SB Account No : 04720140003098

IFSC Code : KKBK0000472

v) Details of project land held by the applicants:

The piece and parcel of vacant land comprised in Survey Nos.166/2, 167, 249/1A, 251/1, 2B, 2C & 4A, Patta No.1293 to the total extent of 4.20 Acres or 182952.00 Sq.ft., or 16996.00Sq.mtr, situated at Vepperi Village Madura, Kothankarai Village, Vepperi Panchayat, Nemili Panchayat Union, Nemili Taluk, Ranipettai District, State of Tamilnadu was purchased by the applicant's father namely Mr.K.Arunachalam from one Mrs.S.Saritha through her power of attorney agent Mr.K.Murugesan on 22.02.2010 and the same was registered as Sale Deed Document No.1335/2010 at SRO, Joint-II, Arakonam, since then the above said property was under his peaceful possession and enjoyment and subsequently the applicant's father Mr.K.Arunachalam died intestate on 10.09.2011 leaving behind following persons as his legal heirs:

*A. Manikandan*

Legal heirs of Late K.Arunachalam who died on 10.09.2011.

S.No	Name	Age	Relationship	Status
1.	A.Pushpaleela	65 years	Wife	Widow
2.	A.Jayarani	44 years	Daughter	Married
3.	A.Manikandan	38 years	Son	Married
4.	A.Vinitha	36 years	Daughter	Married
5.	A.Vimala Devi	34 years	Daughter	Married

After the demise of K.Arunachalam, the above said legal heirs of the deceased jointly inherited the above said property. Subsequently the wife and three daughters of the deceased namely 1) Mrs.A.Pushpaleela, 2) Mrs.A.Jayarani, 3) Mrs. A.Vinitha and 4) Mrs. A.Vimala Devi released and given their 4/5<sup>th</sup> shares to the son of 1<sup>st</sup> party and brother of 2 to 4 parties namely Mr.A.Manikandan, the applicant herein and the said Release Deed was registered on 26.11.2021 as Document No.2617/2021 at SRO, Nemili. Since as the absolute owner of the above said entire property Mr.A.Manikandan developed the said land comprised in Survey Nos.166/2, 167, 249/1A, 251/1, 2B, 2C & 4A, Patta No.1293 to the total extent of 4.20 Acres or 182952.00 Sq.ft., or 16996.00Sq.mtr, as the layout in the name of "SSS CITY" consisting of 200 housing plots and out of 200 housing plots in which 22 plots are allotted for public utility and one plot (Plot No.109) was sold out and remaining 177 plots (Plot Nos.1-23, 43-108, 110-185, 187,188, 190-200) are unsold now and the layout made in the year 2017 and obtained approval from Nemili Panchayat Union Regularisation Approved No.13(R) /2021 and DTCP/L/0655773/2017 dated 12.11.2018 with G.O.No.78 dated 04.05.2017 and G.O.No.100 dated 01.07.2019.

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- vi) Details of Approval obtained from Various Competent Authorities for commencing the project:

### LAYOUT APPROVAL DETAILS

#### “SSS CITY”

Comprised in Survey Nos.166/2, 167, 249/1A, 251/1, 2B, 2C & 4A, Patta No.1293 to the total extent of 4.20 Acres or 182952.00 Sq.ft., or 16996.00Sq.mtr., situated at Vepperi Village Madura, Kothankarai Village, Vepperi Panchayat, Nemili Panchayat Union, Nemili Taluk, Ranipettai District, State of Tamilnadu.

1. Approval from Nemili Panchayat Union Regularisation Approved No.13(R)/2021
2. DTCP/L/0655773/2017 dated 12.11.2018 with G.O.No.78 dated 04.05.2017 and G.O.No.100 dated 01.07.2019.
3. Gift Deed Document No.434/2021 dated 17.02.2021 in favour of the Assistant Director, Town Panchayat, Ranipettai District.

- vii) Brief details of the projects launched by the promoter in the past 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.:

In the last five years only one layout in the name of “SSS CITY” made at Comprised in Survey Nos.166/2, 167, 249/1A, 251/1, 2B, 2C & 4A, Patta No.1293 to the total extent of 4.20 Acres or 182952.00 Sq.ft., or 16996.00Sq.mtr., situated at Vepperi Village Madura, Kothankarai Village, Vepperi Panchayat, Nemili Panchayat Union, Nemili Taluk,

*A. Naveen Kumar*

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Ranipettai District, State of Tamilnadu consisting of 200 housing plots and out of 200 housing plots in which 22 plots are allotted for public use and one plot (Plot No.109) was sold out and remaining 177 plots (Plot Nos.1-23, 43-108, 110-185, 187,188, 190-200) are unsold now. The applicant is not a promoter and he is an agriculturist and he has not aware of the Real Estate Act-2016 while developing the project. There is no pending payments in respect of the above project.

- viii) NO Agency to take up external development works in the project. Local Authority (exact Authority or any agreement to the Authority) / Self Development.
- ix) Registration fee by way of a demand draft dated 07.01.2022 drawn at KODAK MAHINDRA BANK., Porur Branch bearing D.D.No.334630 for an amount of Rs.84,980/- (Rupees Eighty Four Thousand Nine Hundred and Eighty only) calculated as per sub-rule (3) of rule 3.
- x) Any other information the applicants may like to furnish:

The applicant is a business person and he is not aware about the Real Estate Act-2016 and he has no knowledge about the registration of layout before this Authority and he came to know from the RERA notice, the applicant came to know the details of registration before this Authority is mandatory..

In this circumstances, the applicant submit that due to pandemic period of Covid-19 and subsequent lock down was in force, the applicant is unable to submit his application for registration of layout before this Authority in time, therefore the delay in registration be excused due to the above stated reasons and accordingly any penalty likely is to be imposed in this regard kindly be dropped.

A. Nani Kandas

It is humbly submitted that consisting of 200 housing plots and out of 200 housing plots in which 22 plots are allotted for public use and one plot (Plot No.109) was sold out and remaining 177 plots (Plot Nos.1-23, 43-108, 110-185, 187,188, 190-200) are unsold now.

Therefore, considering the facts that applicants as business person and as it is not his primary activities for doing real estate business and the prevailing pandemic situation, the imposing of penalty proposed be dropped for the sold one plots which are in the inaccessible village and the same could not acquire of the market value of the properties to this applicants to meet out their family debt over the period of years prior to the layout made in the year 2019.

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

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year;
- (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;
- (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;
- (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

*A. Navu Kandan*

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;

(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 permissions, building permit / building sanction plan, partial completion certificate for each of such phases;

- (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,
- (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;
- (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;
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (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;

*A. Navin Khandelwal*

- (xi) the number and areas of covered parking available in the project;
- (xii) the number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed 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.
- (xvi) 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.

Dated : 24.01.2022

Place : Chennai

Yours faithfully,

A. Manikandan

A. Manikandan