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FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT



To
Tamil Nadu Real Estate Regulatory Authority,
No.1A, 1st floor, Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

Sir,

We hereby apply for the grant of registration of our Layout **" Green Valley First cross"** project to be set up at Alagapuram village, Salem corporation Limit, Salem Taluk, Salem District, Tamilnadu, Pincode – 636016.

1. The requisite particulars are as under:-

(i) Status of the applicant	:	Individual
(ii) In case of individual –		
(a) Name	:	**1.Mrs.VENNILA PUGAL, 2.P.ELAKIYYA**
(b) Father's Name	:	1.Mr.K.Jayaraman, 2.Mr.K.Pugal
(c) Occupation	:	BUSINESS
(d) Permanent address	:	D.No: 178/5E, Meenakshi Nagar, Hasthmpatti, Salem - 636007 E.mail id : elakipugal@gmail.com
Office & Communication: Address		D.No: 178/5E, Meenakshi Nagar, Hasthmpatti, Salem – 636007. Cell : 98658 55799
(e) Photograph	:	ATTACHED
(iii) PAN No.	;	1. Mrs. Vennila Pugal- AEJPV4007K 2. Miss.P.Elakiyya - ACBPE4873C
(iv) 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	;	TAMIL NADU GRAMA BANK, No.6,Yercaud Road, Salem -636007. IFSC code : IDIB0PLB001 A/c No: 10108251993

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

Area as per Document	:	2357.62 SQM
Area as per TSLR	:	2467.5 SQM

Location : S.F.nos: 14/1C Part, 14/2A Part, 15/1B Part, T.S.Nos: 5/4,5/5, 6/11,6/12, 6/23,6/24, Alagapuram Village, New Ward –D, Block -4, Salem Corporation limit, Salem- 636 016.

(xv)

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project ;
SLPA No : 27/2020 Dated 22.05.2020 (Layout approval)
Technical approval no : 27/2020, Dated 22.05.2020 (Town planning)
Salem corporation approval no : 7895/2019/E-10, Dated- 19.06.2020

(vii) Name of the Promoters : 1.Mrs.VENNILA PUGAL, 2.P.ELAKIYYA

Details of Project in five years :

F.Y	PROJECT DETAILS FOR VENNILAPUGAL	TYPE OF DEVELOPMENT	STATUS	PAYMENT	DETAILS
14-15	Sale of approved layout Plot located at Nagaramalai Adivaram	Layout approval no: ம.வ. /சே.உ.தி.கு எண் 27/2009 self-development	Completed	Payment received	No payment pending
15-16	Sale of approved layout plot located at Nagaramalai Adivaram	Layout approval no: ம.வ. /சே.உ.தி.கு எண் 27/2009 self-development	Completed	Payment received	No payment pending
	Green valley layout approved Area:1.17 Acres Allotted plots: 12	Layout approval no: ம.வ. /சே.உ.தி.கு எண் 17 /2015 self-development	Completed	Payment received	No payment pending
16-17	Sale of 2 approved layout plots located at Nagaramalai Adivaram	Layout approval no: ம.வ. /சே.உ.தி.கு எண் 17/2015 self-development	Completed	Payment received	No payment pending

18	Sub-contract work for 2 houses located at Thiyagabrahmam Street, Salem.	Self-development	Completed	Payment received	No payment pending
	Alteration and retro fitting of commercial complex located at Saadha College Road, Salem	Self-development	Completed	Payment received	No payment pending
	Construction of 3BHK residential building at Seelanaickenpatty, Salem.	Self-development	Completed	Payment received	No payment pending
18-19	Sale of 2 approved layout plots located at Nagaramalai Adivaram	Layout approval no: ம.வ. /சே.உ.தி.கு எண் 17/2015 Self-development	Completed	Payment received	No payment pending
	Sale of Land located at Jagirammapalayam, Salem.	Layout approval no: ம.வ. /சே.உ.தி.கு எண் 602/1997 self-development	Completed	Payment received	No payment pending
	Construction of 1st floor over the existing Ground floor for a Residential Building located at Jagirammapalayam, Salem.	Self-development	Completed	Payment received	No payment pending

F.Y	PROJECT DETAILS FOR ELAKIYYAPUGAL	TYPE OF DEVELOPMENT	STATUS	PAYMENT	DETAILS
18-19	Project Management for 3 houses located at Aalagapuram, Salem.	Self-development	Completed	Payment received	No payment pending
	Drafting work for a Residential apartment located at Steel Plant Main Road, Salem.	Self-development	Completed	Payment received	No payment pending

(viii) Self external Development : SELF

(ix) Registration fee by way of a **NEFT** dated **23-06-2020** drawn on **TAMIL NADU GRAMA BANK** bearing no: **A/c.No10108251993, UTR No.** IDIBP20175060301 for an amount of **Rs.7,600 /- (Rupees Seven thousand and six hundred only)** calculated as per sub-rule (3) of rule 3;

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

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

(i) PAN card authenticated copy of the promoters : Attached

(ii) Audited balance sheet of Mrs.VENNILA PUGAL –3 financial years IT returns & Miss.P.ELAKIYYA – 1 financial years IT returns : (attached)

(iii) copy of the Title deed and : Attached

(iv) the details of encumbrances of the land : Attached

(v) Agreement between Land Owner and Allottee : Model copy attached.

(vi) Copy of Approval Plan : Attached

(vii) the plan of development works : E.B & drainage facilities attached

(viii) the location details of the project : S.F.nos: 14/1C Part, 14/2A Part, 15/1B Part, T.S.Nos: 5/4,5/5, 6/11,6/12, 6/23,6/24, Alagapuram Village, New Ward –D, Block -4, Salem Corporation limit, Salem- 636 016.

Latitude & Longitude of the Project : Separate Drawing attached

(ix) Draft of proposed sale deed : Attached

(x) Area details of the Layout : 2357.62 sqm (or) 0.5825 acre

Allotted Plots : 9 nos

TANGEDCO area : 15.87 sqm

Local body area : 11.66 sqm

(xi) Covered car parking details ; Not Applicable

(xii) Open parking area details ; Not Applicable

(xiii) Details of Undivided Shares pertaining to the project ; Not Applicable

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project ; Not Applicable

(xv) Details of the Architects, structural engineers :

Details of LBS Engineer :

Er.K.K.KISHORE @ K.KISHAN, B.E., C.E(Dip)., DCP
Sri Balaji Construction,
Licensed Building Surveyor, LBS No- 52/2019 (2019 to 2024)
D.No: 93/A7, Sri Krishna Indu Nivas, Pudhur Eri Road, Kannankurichi,
Salem – 636008. Mobile No: 94432 41730.
email ID : kishorekrishnan4@gmail.com

(xvi) A declaration in FORM "B" : Attached

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

Dated: 23.06.2020
Place: Salem

Yours faithfully,

(Vennila Pugal)

(P.Elakiyya)





THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.