

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

**APPLICATION FOR REGISTRATION OF PROJECT**

To

**THE REAL ESTATE REGULATORY AUTHORITY,**  
No.1, Gandhi irwin Road,  
Thalamuthu - Natarajan Building  
Egmore, Chennai - 600 008,

7525



Sir,

We hereby apply for the grant of registration of our project to be set up at  
Korattur Village,  
Poonamallee Taluk,  
Thiruvallur District, Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant : **Company**

(ii) In case of individual –

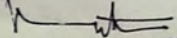
- (a) Name  
(b) Father's Name - **NA**  
(c) Occupation  
(d) Permanent address  
(e) Photograph

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

- (a) Name : **M/s.VIJAY RAJA HOMES PRIVATE LIMITED**
- (b) Address : **Vijay Raja's Apex,  
Plot No:22, 2<sup>nd</sup> street, Kamaraj nagar,  
Chemmancherry, Chennai-600119.**
- (c) Copy of registration certificate : **Incorporation certificate enclosed.**
- (d) Main objects : **Developers and Promoters of Property /flats,  
villas, Multistoried building residential and  
commercial development.**

For VIJAY RAJA HOMES PRIVATE LIMITED

  
Chairman Cum Managing Director

(e) Name, photograph and address of chairman of the governing body / partners / directors etc:

1. M.R.CHENDILNATHAN

Chairman cum Managing Director



2. Mrs.C.RENUKA

Director



3. C.ASHWIN

Director



(iii) PAN No. : AAECV0570D

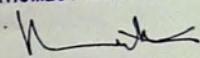
(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained:

Name of Bank : State Bank Of India  
 Address of Bank : No.39,Prashanth Real Gold Tower,  
 6<sup>th</sup> Floor, North Usman  
 Road,T.Nagar,  
 Chennai-600017,Tamil Nadu.  
 Branch : Small and Medium Enterprises  
 Branch  
 Current A/c No : 39852588232  
 IFSC Code : SBIN0013241

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

Project Name : 360°  
 Survey No : 64/1A1,2A,2B,7C,8A1,8A2,8B & 72/1B  
 Village : Korattur  
 Taluk : Poonamallee  
 District : Thiruvallur  
 State : Tamil Nadu

For VIJAY RAJA HOMES PRIVATE LIMITED

  
 Chairman Cum Managing Director

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

CMDA	MEMBER SECRETARY	Planning permit No.13240/2020 C/PP/MSB/38 (A/K)/2020
The Special Officer/Block Development Officer	BLOCK DEVELOPMENT OFFICER, POONAMALLEE PANCHAYAT UNION, THIRUVALLUR DISTRICT	LR NO:3592/2020/A3 Building permit: 2/2020-2021

FSI building Area: 105275.14 sq.mt

FSI: 3.987

- (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.

**Completed Project Details:**

Project	Location	Category of Building	No. of Flats/ Villa	Status	Year of completion
Century Court	Poonamallee	Group Housing	100	Completed	2016
Navarathna	Neelankarai	Individual Villas	9	Completed	2017
August	West Tambaram	Special Buildings	42	Completed	2017
Classic	Unamancheri	Individual Villas	29	Completed	2018
Classic Plus	Unamancheri	Individual Villas	21	Completed	2018
Ideal Homes	Gudapakkam	Group Housing	224	Completed	2019
Classic Plus Plus	Unamancheri	Individual Villas	07	Completed	2019

**OnGoing Project:**

1	Exurb	Perunthandalam	Apartment	506	Painting work in progress	2022
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3 or 1/2020


- (viii) Agency to take up external development works with Local Authority (exact Authority or any agreement to the Authority)

"Self development"

- (ix) Registration fee of an amount of Rs.1167201/- (Rupees Eleven lakh sixty seven thousand two hundred and one only) calculated as per sub-rule (3) of rule 3

- (x) "Rs. 1167201/- PAID BY  
VIDE REF. No."

For VIJAY RAJA HOMES PRIVATE LIMITED

  
Chairman Cum Managing Director

- (xi) Any other information the applicant may like to furnish. - NO -
2. we enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter; - YES
- (ii) audited balance sheet of the promoter for the preceding financial year; - YES
- (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;NA  
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-NA

(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;

- **PROCEEDINGS ORDER, PLANNING PERMIT AND APPROVED PLAN ENCLOSED.**


- (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;  
- CMDA MEMBER SECRETARY  
- **BUILDING PLANS APPROVED BY SPECIAL OFFICER / BLOCK DEVELOPMENT OFFICER, POONAMALLEE PANCHAYAT UNION, THIRUVALLUR DISTRICT.**
- (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; - YES
- (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;

" Vijay Raja 360° in Survey No. 64/1A1,2A,2B,7C,8A1,8A2,8B & 72/1B at Korattur Village, Poonamallee Taluk , Thiruvallur District, Tamil Nadu"

**Latitude is 13°05'00.7"N, Longitude is 80°01'09.8"E**

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - "Enclosed"-
- (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; - " Enclosed"
- (xi) the number and areas of covered parking available in the project;  
"Enclosed"

For VIJAY RAJA HOMES PRIVATE LIMITED

  
Chairman Cum Managing Director

- (xii) the number of open parking areas available in the project; - NIL
- (xiii) Details of Undivided Shares pertaining to the project; - "Enclosed"
- (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;

Structural Engineer : N.Chandru  
Reg No:SE/GR-1/19/04/090  
A20,100 feet road,  
Hindu colony,  
Nanganallur,  
Chennai-600061.  
Mobile No: 9840767580  
Email ID:c.stengr@gmail.com

Contractor : M/s.VIJAY RAJA HOMES PRIVATE LIMITED  
Vijay Raja's Apex,  
Plot No:22, 2<sup>nd</sup> street, Kamaraj nagar,  
Chemmancherry,  
Chennai-600119.  
Mobile: 044-6605 6605

Project Manager : S.Kamalanathan,  
CMDA Reg.No.CE/19/04/109  
No:1/212,Mathi Ezhil Teacher Nagar,  
Chennai-600065.  
Mobile:+91 9884039289  
Email:kamalplaza@gmail.com

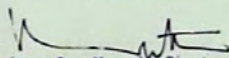
(xvi) a declaration in FORM 'B' .-ENCLOSED

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

Dated:29/12/2020  
Place : Chennai

Yours faithfully,  
For M/s Vijay Raja Homes Pvt Ltd.,

For VIJAY RAJA HOMES PRIVATE LIMITED

  
Chairman Cum Managing Director

(M.R.Chendilnathan)  
Chairman Cum Managing Director  
Signature and seal of the applicant(s)