

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To  
The Real Estate Regulatory Authority,  
1<sup>st</sup> Floor no,1, Gandhi Irwin Bridge Road,  
Egmore, Chennai – 600008

Sir,

I hereby apply for the grant of registration of my project to be set up at  
Project in the Name of "RAJA NAGAR" at Survey 260/6A, 264/1, 2,3A,  
4A,5A,5B1 AND 264/6A (Plot No-1,2,3,4,5,6,7,7A,9,10,11,12,13,14,15,16,  
17,20,21,25,26,30,31,36,37,41,42,43,44,45,46,48 AND 49 ) Area Extend of  
1.79 OR 7247 Sq.m in Keelagandani Village, in Sivagangai Taluk,  
Sivagangai District, Tamilnadu.

GPS - Latitude 9°48'54.5"N Longitude 78°28'37.0"E

1.The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm  
/ societies / partnership firm / competent authority;

(ii) In case of individual –

(a) Name : Mr.R.D.Prakashraja  
(b) Father's Name : Mr.Duraisamy  
(c) Occupation : Promotor  
(d) Permanent address : No.1081 Plot No. 1, Meenakshi Avenue,  
Yaswanth Nagar, Moogapoor West,  
Chennai - 600037

(e) Photograph :



(iii) PAN No. : AHMPP3289K

Email : venkatvd1616@gmail.com

Mobile No :97102 83467

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

**NOT APPLICABLE**

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

I promoted a residential layout Project in the Name of "RAJA NAGAR" at Survey 260/6A, 264/1,2,3A,4A,5A,5B1 AND 264/6A (Plot No- 1,2,3,4,5,6,7,7A,9,10,11,12,13,14,15,16,17,20,21,25,26,30,31,36,37,41,42,43 ,44,45,46,48 AND 49 ) Area Extend of 1. 79 OR 7247 Sq.m in Keelagandani Village , in Sivagangai Taluk, Sivagangai District, Tamilnadu.

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

I got an residential layout approval in Regularized Scheme through Sivagangai District Directorate of Local Body Authority, Member Secretary vide approval No.ம.வ.வ.முந. ஊ. து. இ (சி. ம) எண்:02/2021 நாள்: 01.03.2021 and Sivagangai East Panchayat Union, BDO Approval No. at ந. க. பி4/502/2021 நாள்:21/06/2021

- (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.

**Not Applicable** (First Project of the Applicants);

- (viii) Agency to take up external development works **Already Carried out** Local Authority (exact Authority or any agreement to the Authority) / Self Development

- (ix) Registration Fee Paid by the way of a **Google Pay UPI Transaction No. 202256905543 Reference** Dated on 22/01/2022 (Details attached) for an amount of **Rs. 20,000/-**

- (i) authenticated copy of the PAN card of the promoter:

**Details Attached Photo Copy**

- (ii) Audited balance sheet of the promoter for the preceding financial year;

**Details Attached IT Return Photo Copy**



- (ii) 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; **Detail Attached**
- (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; **Detail Attached**
- (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 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 permission, building permit / building sanction plan, partial completion certificate for each of such phases; **Detail Attached**
- (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; **Detail Attached**
- (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; **Detail Attached**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **Not Applicable**
- (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; **Not Applicable**

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(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 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) 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; **Not Applicable**

(xvi) a declaration in FORM 'B'. : **Detail Attached**

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

Yours Faithfully,



R.D.Prakashraja