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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

VIJAY RAJA
vraddress 1949

(1)

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,

Sir,

We hereby apply for the grant of registration of our project to be set up at A0/2A & A6/1A2A Muthukadu Kovalur Village, Thirupour Poonamallee Taluk, Chengalpattu 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	NA
	(b) Father's Name	
	(c) Occupation	
	(d) Permanent address	
	(e) Photograph	

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 08423 01 SEP 2023 TNRERA CHENNAI-8

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, 2nd 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

(c) 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 : HDFC
Address of Bank : 27 New No 98, Main Road, Kandanchavadi, Perungudi Chennai - 600 096
Branch :
Current A/c No : 50200085761282
IFSC Code : HDFC0000795

For VIJAY RAJA HOMES PRIVATE LIMITED

Chairman Cum Managing Director

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

Project Name	:	**VRX TERRACE**
Survey No	:	**40/2A & 46/1A2A**
Village	:	**Muttukadu**
Taluk	:	**Thiruporur**
District	:	**Chengalpattu**
State	:	**Tamil Nadu**

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

DTCP	**Assistant Director, MLPA, DTCP, Chengalpattu**	**572/2022**	**21.03.2023**
MUTTUKADU PANCHAYAT	The President, Muttukadu Panchayat	**07/2023**	**18.08.2023**

FSI building Area: 10495.13 sq.mt **FSI: 2.701**

(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**
Exurb	**Perunthandalam**	**Apartment**	**506**	**Completed**	**2022**

For VIJAY RAJA HOMES PRIVATE LIMITED

Chairman Cum Managing Director

On Going Project:

1	360°	Jammin Korattur	Apartment	2736	Internal Plastering work is in Progress	2025
2	Fete	Poonamallee	Apartment	245	Plinth in Progress	2024

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

(ix) Registration fee by way of a demand draft dated ..... drawn on ..... bearing No..... for an amount of Rs.$$$$$$$$$/- (Rupees One lakh sixty nine thousand two hundred sixty three only) calculated as per sub-rule (3) of rule 3
"Rs.2,00,383 /- (Rupees Two lakhs three hundred and eighty three only) PAID BY RTGS ON 17.08.2023, VIDE REF. No. SBINR12023081766970079"

(x) 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; **- YES**

(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; - **ENCUMBRANCE CERTIFICATE 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 title and other documents reflecting the title of such owner on the land proposed to be developed; **- NA-**

For VIJAY RAJA HOMES PRIVATE LIMITED

Chairman Cum Managing Director,

(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;

- PLANNING PERMIT ISSUED BY DTCP, ASSITANT DIRECTOR.

- BUILDING PERMIT ISSUED BY THE PRESIDENT, MUTTUKADU PANCHAYAT.

(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;

" VRX TERRACE in Survey No. 40/2A & 46/1A2A at Muttukadu Village, Thiruporur Taluk , Chengalpattu District, Tamil Nadu"

Latitude is 12°49'38.9"N, Longitude is 80°14'24.7"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"**

(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 –**

For VIJAY RAJA HOMES PRIVATE LIMITED

Chairman Cum Managing Director

(11)

(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	:	P. Raman M.E (Struc), Consulting Engineer & Regd. Valuer. Class-I, Licensed Surveyor No: , No.5/13, S.S Manian's Apartment, Ground Floor, Thambiah Road Extn, West Mambalam, Chennai- 600033. Mobile: 044 – 4351 2027. E-Mail: raman_str@yahoo.com
Contractor	:	M/s VIJAY RAJA HOMES PVT LTD., "Vijay Raja Apex", No.22, 2nd Street, Kamaraj Nagar, Chemmancherry, Chennai – 600 119 Mobile: 044 6605 6605
Project Manager	:	D. Radha Krishnan Registered Construction Engineer (CE) CMDA Reg No. CE/2022/03/1023 No.9, Kanni Tamil Street, B.V Nagar, Nanganallur, Chennai – 600 114. Mobile: 8754131979, 9344903563 E Mail: rksv878@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: 14/08/2023
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)

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

Verified RealEstate™

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.