

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

3rd Floor, (East wing), CMDA,

"Thalamurthu - Natrajan Maaligai"

No.1, Gandhi Irwin Bridge Road,

Egmore, Chennai - 600 008.



Sir,

1. I/We hereby apply for the grant of registration of our project to be set up at **Plot No. 1, Anna nagar Extn., 3rd Cross Street, Velachery, Chennai - 600 042**, comprised in **316/2 and 316/3** as per Patta, presently T.S No. **47**, Block No. **212**, Ward Velacherry (Part 2) **"001"**, as per Town Survey Land Register Extract Velachery Village, Greater Chennai Corporation, Division: 179, Zone: XIII, situated within the Registration District of South Chennai Joint II, 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. T.ASWIN KUMAR**
(b) Father Name : **Mr. T. Venkatesaperumal,**
(c) Occupation : **Self Employed -Professional**
(d) Permanent address: **E-1, Sidharth Nivetha, No.2, 1st Cross Street, Sivakamipuram, Chennai - 600 041**

Proch
98812 33386



- (e) Photograph :

Pan No
Cont no
Email id

: AEDPA9995D
: 9840063396
: aswintata@gmail.com

For Rahul Flat Developers Pvt Ltd

[Signature]

[Signature]
Managing Director

OR

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

- (a) Name : **M/s Rahul Flat Developers Pvt Ltd., rep by its Managing Director.**
Mr. R.R.SHRIDHAR
- (b) Address : Old No.1403, New No. 44, H-Block,
15th Main Road, Anna nagar,
Chennai - 600 040,
- (c) Copy of registration certificate: **Enclosed**
- (d) Main objects : The Main objective of the organization is
Promoting and developing residential
And Commercial buildings in
Chennai and Tamil nadu.
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

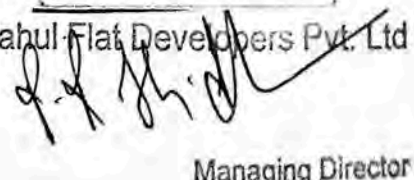
SINO	NAME OF THE DIRECTOR	ADDRESS	PHOTO
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|----|---|---|---|
| 1. | Mrs. S. LAKSHMI
(Director) | AM-16/55, 2976 D,
14 th Main Road, Anna nagar,
Chennai - 600 040.
Mob: 9841292096
Email id: <u>rahulassociates27@yahoo.com</u> |  |
|----|---|---|---|

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|----|--|--|---|
| 2. | Mr. R.R. SHRIDHAR
(Managing Director) | AM-16/55, 2976 D,
14 th Main Road, Anna nagar,
Chennai - 600 040.
Mob: 9841576016
Email Id: <u>rrs_0009@yahoo.co.in</u> |  |
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For Rahul Flat Developers Pvt. Ltd


Managing Director

- i) 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:

Escrow A/c No: 4912000100305301

IFSC Code: KARB0000491

**Bank & Branch: Karnataka bank, Anna nagar,
Chennai - 600 040.**

- (iii) Details of project land held by the applicant: Plot Extent:-
As per document - 377.09 Sq.mtr. As per Patta - 375 Sq.mtr & As Per Site - 356.62 sq.mtr. (Total -9 units (Residential Flats -2 BHK & 3 BHK Flats)

"Project Name: "RAASS VIHAR" Plot No. 1 at Anna nagar Extn., 3rd Cross Street, Velachery, Chennai - 600 042

Si no	FLOOR	FLAT NO	TYPE	RERA CARPET AREA	TOTAL Built up AREA	UDS LAND AREA	CATEGORY	Allotted to
				(sq.m)	(sq.m)	(sq.m)		
1	1	A1	2BHK	74.50	104.59	46.69	Residential	Land Owner
2	1	B1	2BHK	56.18	80.00	35.70	Residential	Land Owner
3	1	C1	2BHK	57.20	81.84	36.49	Residential	Land Owner
4	2	A2	2BHK	74.50	104.59	46.69	Residential	Builder
5	2	B2	2BHK	56.18	80.00	35.70	Residential	Builder
6	2	C2	2BHK	57.20	81.74	36.49	Residential	Builder
7	3	A3	3BHK	74.50	104.59	46.69	Residential	Land Owner
8	3	B3	3BHK	56.18	80.00	35.70	Residential	Builder
9	3	C3	2BHK	57.20	81.74	36.49	Residential	Land Owner
Total				563.64	799.08	356.62		

- (iv) Details of Approval obtained from Various Competent Authorities for commencing the Project;

1. Building Permit :- Greater Chennai Corporation, Ambattur - enclosed
2. Planning Permit:- :- Greater Chennai Corporation, Ambattur - enclosed

For Rahul Flat Developers Pvt. Ltd

Managing Director

- (v) 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.

BRIEF DETAILS OF THE PROJECTS COMPLETED IN THE PAST FIVE YEARS:-

S. No	Site Address	Project			Current Status of the Project	Case Pending	Payment Pending
		Details	Built up Area in Sq.mtr	Type of Constructions	No. of Flats		
1	2015-16 VEL-PRAVAHAM Y-15, Old.No. 155, 3rd Street, Anna Nagar, Chennai-40	584	STILT +3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
2	THE WHITE FILEDS Plot.No. C-101, Door.No.3, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai -53	783	STILT +3 Floors 2 BHK FLATS	8	Completed	NIL	NIL
3	SUBBULAKSHMI 8/75, 18th Avenue, Banu Nagar, Pudur, Ambattur, Chennai - 53	609	STILT +2 Floors 2 BHK FLATS	8	Completed	NIL	NIL
4	PENTA GARDEN NO.73, AGNAS STREET, DHARMA NAGAR, AYAPAKKAM, CHENNAI-77	2415	STILT +2 Floors 2 BHK FLATS	28	Completed	NIL	NIL

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For Rahul Flat Developers Pvt. L

Managing Director

5	POTHUNDY ANUGRAHA DOOR. NO.3, GNANAMURTHY NGR, PRITHIPAKKAM, AMBATTUR, CH-53 2016-17 SAI BRINDAVAN	621	STILT + 3 Floors 2 BHK FLATS	6	Completed	NIL	NIL
1	SECOND CROSS, 8TH ST., VAISHNAVI NAGAR, THIRUMULLAIVOYAL, CHENNAI-109 SRI NIVASAM	818	STILT+2 Floors 2 BHK FLATS	10	Completed	NIL	NIL
2	42/24, NEW CENTURY COLONY, HOSPITAL ROAD, AMBATTUR, CHENNAI -58 KRISHNA VILAS	419	STILT +2 Floors 2 BHK FLATS	6	Completed	NIL	NIL
3	C-98, CRESCENT ROAD, THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53 2017-18 KAILASH VILA	802	STILT +4 Floors 2 BHK FLATS	8	Completed	NIL	NIL
1	PLOT NO.88, TNEB COLONY, GNANAMURTHY NAGAR, PATTRAVAKKAM, MENAMBEDU, CHENNAI - 600 053.	465	STILT + 2 Floors 2 BHK FLATS	4	Completed	NIL	NIL
2	SHREENIVAS PLOT NO. 3A, BHARATHI STREET, RAMNAGAR, AMBATTUR, CHENNAI -600 053	312	GROUND + 1 FLOOR 2 BHK FLATS	3	Completed	NIL	NIL

For Rahul Flat Developers Pvt.

Managing Dire

3	SAI SANGEETH C-100, CRESCENT ROAD THIRUVENGADAM NAGAR, AMBATTUR, CHENNAI - 600 053.	782	STILT + 3 FLOORS 3 BHK FLATS -2 Nos 2BHK -6 Nos	8	Completed	NIL	NIL
4	MENAMBEDU NO.60, MADHAVI STREET, MENAMBEDU, AMBATTUR, CHENNAI - 600 053. GANGA	319	STILT + 2 FLOORS	4	Completed	NIL	NIL
1	CAUVERY	374	STILT + 2 FLOORS	4	Completed	NIL	NIL
	YAMUNA	308	STILT + 2 FLOORS	4	Completed	NIL	NIL
	GODAVARI	283	STILT + 2 FLOORS ALL 2 BHK FLATS	4	Completed	NIL	NIL
2	<u>2018-19</u> VKN-SION NO.C-69A&B, WEST END ROAD TIRUVENGADAM NAGAR, AMBATTUR, CHENNAI -53	829	STILT + 4 FLOORS 2 BHK FLATS	8	Completed	NIL	NIL
	KAILASH NO.191. SUNDARAM STREET, GNANAMURTHY NAGAR, AMBATTUR, CHENNAI-53	542	STILT = 2 FLOORS 2 BHK FLATS	6	Completed	NIL	NIL

For Rahul Flat Developers Pvt. Ltd.

Managing Director

<u>2019-20</u>							
1	PADMAAVATHY NO.84, SRI BALAJI NAGAR EAST, KALLIKUPPAM, AMBATTUR, CHENNAI - 53	392	STILT + 2 FLOORS	6	Completed	NIL	NIL
2	VERTICA Plot No. 21D & 21D/A, Door No.6/21 & 8/21D, 5 th Avenue, Banu Nagar, Ambattur, Chennai -600 053	751.58	STILT +5 Floors	9	Completed	NIL	NIL
3.	<u>2020-21</u> KINGS COURT PLOT NO.10, 9TH AVENUE, BANU NAGAR, PUDUR, AMBATTUR,	718	STILT + 4 FLOOTS	8	Completed	NIL	NIL
1	<u>2020-21</u> NANDHI GARDENS PLOT No.18,19&20, MASILAMANEESWARAR STREET, AMBATTUR, CHENNAI	1403.15	STILT + 4 FLOORS & 5 th FLOOR - PART	19	Completed	NIL	NIL
2	SHANTHI NILAYAM PLOT NO 2, Door No.5/22, 1ST MAIN ROAD. NAVARATHNA GARDEN EKATTUTHANGAL, CHENNAI - 32	1031.51	STILT +3 FLOORS	9	Completed	NIL	NIL

(vi) Agency to take up external development works **SELF DEVELOPMENT**
 Local Authority (exact Authority or any agreement to the Authority) / Self
 Development; -

For Rahul Flap Developers Pvt.

Managing Dir

(vii) Registration fee by way of a NEFT dated 08/10/22 /ICICI Bank, Jaganathapuram Velachery branch for the amount of Rs. 14,500/- calculated as per sub-rule (3) of rule 3;

(viii) Any other information the applicant may like to furnish.

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

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

(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; **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; **Enclosed**



For Rahul Flat Developers Pvt. Ltd

Managing Director

- (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;

- Water Supply : Source from Bore Water & Metro Water.
- Sewerage Disposal : The Sewerage will be connected to the main sewer line as we have remitted the necessary fees for the road cutting for water and sewerage and once the CC is obtained we will pay the water and sewerage charges to obtain the necessary connections.
- Solid Wastage Disposal : The Solid wastes which are collected from apartments are disposed through corporation.
- Renewable Energy : We are providing Solar Panel in terrace.
- Fire Fighting & Emergency Services : It will be only applicable for MSB and not apply for this Building.

- (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; **Enclosed**

- (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; Covered Car Parking : **C/P -8Nos**

- (xii) the number of open parking areas available in the project; **NA** For Rahul Flat Developers Pvt. Ltd




Managing Director

(xiii) Details of Undivided Shares pertaining to the project:-

Project : "RAASS VIHAR"- Plot No. 1, Anna nagar Extn., 3rd Cross Street, Velachery, Chennai - 600 042

Details of Land Owner Share:-

Sl.No.	Block	Floor	Flat No.	Type	Total Area (sq.m)	UDS land Area (sq.m)
1	1	1st	A1	3BHK	104.59	46.69
2	1	1st	B1	2BHK	80.00	35.70
3	1	1st	C1	2BHK	81.84	36.49
4	1	3rd	A3	3BHK	104.59	46.69
5	1	3rd	C3	2BHK	81.74	36.49
				TOTAL	452.75	202.05

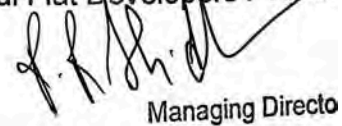
Details of Builder Share:-

Sl. No.	Block	Floor	Flat No.	Type	Total Area (sq.m)	UDS land Area (sq.m)
1	1	2nd	A2	3BHK	104.59	46.69
2	1	2nd	B2	2BHK	80.00	35.70
3	1	2nd	C2	2BHK	81.74	36.49
4	1	3rd	B3	2BHK	80.00	35.70
				TOTAL	346.33	154.57

(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NA**

For Rahul Flat Developers Pvt. Ltd




Managing Director

(xv) Site 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;

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.
Architect / L.S.	RAMSON ASSOCIATES 72&73, "SRISHAS" Siruvallur high road, Perambur, Chennai - 600 011	RA/Gr.III/19/03/2018 on 08.03.2019 valid up to 07.03.2024	ramson014@yahoo.com & 7200077999
Structural Engineer	Thiru. Packiyaraj P No.28, Kattabomman Street, Taramani, Chennai - 600 113.	RSE101242020 dated : 10.11.2020 valid upto 09.11.2025	kannankds2007@gmail.co m & 9841249815
Geo-Tech Expert	G.MANOJ KUMAR GLOBE GEOTECHNIQUES 17/10, Vinayagapura m, IIIrd Street, MMDA Arumbakkam, Chennai - 600 106	GTE/19/03/012 on 21/03/2019 Valid up to 20.03.2024	manojkumargad@gmail.co m & 9994712791
Promoter/Builer	Mr. R.R.SHRIDHAR RAHUL ASSOCIATES Old No.1403, New No. 44, H-Block, 15 th Main Road, Anna nagar, Chennai - 600 040,	RD /19/04/250 On 09.04.2019 Valid up to 08.04.2024	Rahulassociates27@yahoo. com & 9841576016 For Rahul Flat Developers Pvt. L

**[Signature]*

[Signature]
Managing Director

Site	R.ANANDHAN		anandhan.dce@gmail.com,
Supervision	No.316, 16 th Street,	CE/19/03/029	&
Engineer	NSK Nagar,	On 08/03/2019 valid	9841725191
	Arumbakkam,	up to 07.03.2024	
	Chennai - 600 106		

(xvi) A declaration in FORM 'B'. Enclosed

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

Dated:

Place:
Chennai



For Rahul Flat Developers Pvt. Ltd



Yours faithfully, Managing Director
Signature and seal of the applicant(s)