

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
No.1A, CMDA Tower – II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

Sir,

I hereby apply for the grant of registration of my Project – **Grand Krishna Temple Heights** to be set up at
246 / 3B2B, L & T Bypass Road, Seerapalayam Village, Bodipalayam Post, Madukkarai Taluk Coimbatore District Tamilnadu State .

1. The requisite particulars are as under:-

(i) Status of the applicant - Proprietorship Firm

(ii) In case of individual –

- | | |
|-----------------------|---|
| (a) Name | - J. Krishna Kumar |
| (b) Father's Name | - E.V.Jayaraman |
| (c) Occupation | - Employed |
| (d) Permanent address | - 1/221, Rangammal Colony,
Vinayagar Kovil Street
NGGO Colony Post,
Coimbatore – 641022. |

(e) Photograph

OR

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

- | | |
|--------------------------------------|--|
| (a) Name (Sole Proprietor) | - Grand Krishna Ventures |
| (b) Address | - 179, Upkar Royal Garden,
Anumepalli Village,
Zuzuvadi,
Hosur – 635126 |
| (c) Copy of registration certificate | - Enclosed |
| (d) Main objects | - Apartment Project |
| (e) Name (Sole Proprietor) | - J Krishna Kumar |

For GRAND KRISHNA VENTURES



Proprietor

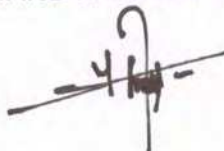
- Photograph - **Affixed**
- (iii) PAN No - **ARUPK9510C**
- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained **ICICI Bank Hosur**
- (v) Details of project land held by the applicant
- Project Address – **Grand Krishna Temple Heights,
SF No. 246 / 3B2B, L & T Bypass Road,
Seerapalayam Village,
Bodipalayam Post,
Coimbatore – 641105**
- Registration Applied For – **Single Block – Stilt + 4 Floors (G + 4)
4 Flats per Floor
Total – 16 Flats**
- Usage of Building - **Residential
(However, Land Classification Approval
obtained as Mixed Residential)**
- Extent of Land - **7550 Sq. Ft / 673.54 Sq. Mtrs**
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project
- 1. Land Re Classification Approval from Housing & Urban Development Department – Tamilnadu**
- 2. Building Plan Approval from DTCP / LPA – Kuruchi New Town Development Authority (KNTDA) / Seerapalayam Village Panchayat**
- (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.

Type of Land – Classified as Mixed Residential (Approval Copy Enclosed)

This is the First Project under the name Grand Krishna Temple Heights, which is located on the L & T Highway, Coimbatore adjacent to Karpagam Institute of Technology.

The proposed Apartment Project is built on a Land admeasuring 7550 Sq. Ft. It is a G + 4 Construction, where the Ground Floor (Basement) is for Car Parking and each Floor is with 4 Flats and in Total 16 Flats.

For GRAND KRISHNA VENTURES



Proprietor

Current Status of the Project – The Complete Structural, Brick Work, Plastering and partially Electrical & Plumbing work has been completed. The Model Flat is being made ready.

The Project has its own Borewell within the Site Premises.

The Project will be a fully developed one with EB, Water and Complete Drainage Facilities included.

- (viii) Agency to take up external development works Seerapalayam Panchayat (Development Charges paid to KNTDA & Seerapalayam Panchayat)
- (ix) Registration fee by way of Demand Draft favouring TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA) wide DD No.. 844714 Dated 07.8.2018, for an amount of Rs. 22003/- payable at Chennai calculated as per sub-rule (3) of rule 3;
- (x) 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**

- (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

EC 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

Not Applicable

For GRAND KRISHNA VENTURES



Proprietor

- (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

Approved Plan Enclosed

- (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

- | | |
|---|--|
| a) Water Supply | - The Project is built in with a 50000 Ltrs UG Sump and will also have a distribution Over Head Tank. |
| | - Ground Water Supply through Borewell within the Project. |
| | - Drinking Water through Panchayat (Charges already paid to Panchayat) |
| b) Sewage disposal | - Development Charges paid to KNTDA & Seerapalayam Village Panchayat |
| c) Solid Waste disposal (Garbage) | - Development Charges paid to KNTDA & Seerapalayam Village Panchayat |
| d) Fire fighting (for MSB) | - Adequate Clearance (Setback Area) provided on all the 4 Sides |
| e) Emergency evacuation Services (for MSB) | - Adequate Clearance (Setback Area) provided on all the 4 Sides |

- (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

Topo Sketch Enclosed

For GRAND KRISHNA VENTURES



Proprietor

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees

Enclosed

Note : The Commercial Sales is yet to commence. Hence, No Booking taken and no Allotment has been made as it and hence, Agreement for Sale and Construction Agreement have not been executed till now.

However, once we take Bookings, the Sale Agreement and Construction Deed as per prescribed Format shall be adapted.

- (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

No of Flats	- Total 16 (4 Flats per Floor)
Type	- 2 BHK
Carpet Area	- As per Floor Plan
Stilt Floor	- 213.56 Sq. Mtrs
1st Floor	- 213.56 Sq. Mtrs (4 Dwelling)
2nd Floor	- 213.56 Sq. Mtrs (4 Dwelling)
3rd Floor	- 213.56 Sq. Mtrs (4 Dwelling)
4th Floor	- 213.56 Sq. Mtrs (4 Dwelling)
Terrace	- 32.33 Sq. Mtrs
Total Area	- 1100.13 Sq. Mtrs (16 Dwelling)

Typical Floor Plan: (1st Floor to 4th Floor)

1 Dwelling	- 443.82 Sq. Ft
2 Dwelling	- 502.31 Sq. Ft
3 Dwelling	- 502.29 Sq. Ft
4 Dwelling	- 502.93 Sq. Ft

Detailed Floor Plan Enclosed

- (xi) the number and areas of covered parking available in the project

No of covered Car Parking	- 10 Nos.
Area of Covered Car Parking	- 213.56 Sq. Mtrs

- (xii) the number of open parking areas available in the project – **6 Nos**

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

39.160 Sq. Mtrs

or GRAND KRISHNA VENTURES



Proprietor

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

Nil

(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;

Name of the Structural Engineer – **Dr. A. Sudhahar**

**Address :M/s. Dimensions,
Confluence, 57, Krishnasamy Mudhaliyar Street,
Brooke Bond Road (Near Kikani School Signal),
R.S. Puram, Coimbatore – 641002.**

Regn. No :**P.E.No: PE / 00774 / 16**

Name of the Contractor **Er. L. Roice Richard,**
Proprietor
Golden Engineering Company
No 5, Siruvani Nagar,
Kuniamuthur,
Coimbatore- 641008

Name of the Contractor – **M/s. Zoom Architects**

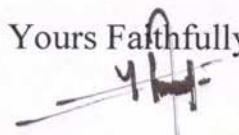
(xvi) a declaration in FORM 'B'. - **Enclosed**

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

Dated: **06.08.2018**

Place: **Coimbatore**

Yours Faithfully


(**J. KRISHNA KUMAR**)

For GRAND KRISHNA VENTURES

Proprietor



GRAND KRISHNA VENTURES

**179, Upkar Royal Garden,
Anumepalli Village, Zuzuwadi (Po),
Hosur - 635 126. Mobile : 96006 09930
Email : jkkvirgo@gmail.com**

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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](#)



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
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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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OMR Thoraipakkam,
Chennai 600 097, India
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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.

