

RE

REGULATORY RECORD

RERA Document

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

APPLICATION FOR REGISTRATION OF PROJECT

To

TamilNadu Real Estate Regulatory Authority,
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai – 600008



Sir,

I, L. Sofia Nancy, Proprietor, JPS Foundations, hereby apply for the grant of registration of our project to be set up at Site no.11 & 12, Rajan Layout, S.F.NO.20/1, Ramasamy Naidu Nagar, Vilankurichi Road, Coimbatore 641 035, Vilankurichi village, in the Coimbatore North Taluk, Coimbatore District in the State of Tamilnadu.

1. The requisite particulars are as under: -

(i) Status of the applicant - **INDIVIDUAL**

(ii) **In case of Firm:**

- (a) Name : JPS Foundations
- (b) Address : 1- B , Flat S 2, Tulip Garden, Duraisamy Nagar,
3 rd Street, Keelkattalai, Kancheepuram – 600117
Contact: 8754462629 **E-Mail id :** sfnancy87@gmail.com
- (c) Copy of Registration Certificate : Encl
- (d) Main Objectives of the Company : Construction and Flat Promotion
- (e) Name and Photograph : L. Sofia Nancy – Proprietor



(iii) **PAN:** BYVPS1596R - Copy of PAN CARD attached.

- (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:

Account No: 1178102000007788

Bank : IDBI Bank

Branch : Madipakkam

Address : No-155, 2, Medavakkam Main Rd, Sahana Complex,
Kilkattalai, Chennai 600117

- (v) Details of project land held by the applicant;
Vilankurichi Village, Coimbatore Corporation Limit, RAJAN LAYOUT. Plot no. 11 & 12, S.F.No.20/1 - Area: 460.80 sq mts (11.39 cents)
- (vi) 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. :

Constructed a 4-dwelling apartment in Plot No 4, Ganapathy Nagar 2nd Street, Rose Nagar Main Road, Kovilambakkam, Chennai during the period 2018-2019.

- (vii) Agency to take up external development works : **Self Development**

- (viii) Registration fee by way of a NEFT dated 12.02.2020 credited to RERA account No.6543057988 bearing UTR NO: IBKL200212657845 for an amount of **Rs.25840/-** calculated as per sub-rule (3) of rule3;

(Built up area: 1291.33) Fees: 1292 x Rs.20/- = Rs.25,840/-

- (ix) Any other information the applicant may like to furnish. **NIL**

2. I enclose the following documents, namely: -

- (i) authenticated copy of the PAN card of the promoter; - **Attached**
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
- Income tax returns with acknowledgement for Assessment year 2019-20, 2018-19, 2017-18 is attached.
- (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; **Unregistered Joint Venture Agreement - 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; **NIL**
- (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; **Unregistered Joint Venture Agreement - attached**

- (vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;

1. L.P.A LICENCE NO: 5229/2019/LPA-1 and LPA PERMISSION NO.249/2019 Dated 23.10.2019

2. Coimbatore Corporation Building License No. BA/1172/2019/MH2/E AND BL/0065/2020/MH2/E dated 13/01/2020 along with the License Fees paid receipts.

- (vii) 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;

Plan approved by the Local Planning Authority and Coimbatore Corporation is attached.

- (viii) 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, emergency evacuation services, use of renewable energy;

1. Lift

2. Drinking water – (corporation water)

3. Bore well Water

4. Fire fighting is not required as per IS code

- (ix) 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;

**Google Map: Plot no. 11 & 12, RAJAN LAYOUT, Vilankuruchi,
Coimbatore - 641 035.**

1.Southwest Corner : 11.08-82.95 – 77.01-28.52

2.Northwest Corner : 11.08-85.06 – 77.01-28.57

3.Southeast Corner : 11.08-82.98 – 77.01-30.32

4.Northeast Corner : 11.08-84.92 – 77.01-30.34

Copy of Google map of the project site is attached

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

- a. Construction agreement
b. Agreement for sale

- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;

- Statement of Carpet Area as per RERA format is attached

- (xii) the number and areas of garage for sale in the project; 8 car parking
- (xiii) the number of open parking areas available in the real estate project; NIL
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project; - NIL
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

Consultant	Name and Address	Registration No	E-Mail ID & Mobile No
Architect	Alwyn Arputharaj No.140 A1, Dheivanayagi Nagar, Sanganur Main Road, Ganapathy, Coimbatore-641 006	CA/2017/ 90150	alwyn@aadesignsar.ch.com 8148204774
Structural Engineer	P.R. Kannan Rajkumar No.27, First Floor, Kumaran Illam, Maruthapandiyar Street, Chitlapakkam, Chennai-600064	CGLRGN/SE/Gr-1/2019/05/010	kannan.struct@gmail.com 9500020279
Construction Engineer	D. Muralidharan No.5/42A, Gowriamman Kovil, 5 th Street, Injambakkam, Kuppam, Kancheepuram-600115	CoimbatoreLPA/CE/19/09/109	Muralidharan986@gmail.com 8148879829
Contractor	Mr K Natarajan 6-664, Gandhi Nagar, Sirumugai, Illuppanatham Village, Coimbatore - 641302		7530021261

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

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

Dated: 14.02.2020

place: Coimbatore

Yours faithfully,

For JPS Foundations



Proprietor

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](#)



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



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.

