Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Jain Housing

JAINS

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
13 APR 2020
03343
TNRERA
CHENNAI

To
The Real Estate Regulatory Authority
ThalamuthuNatarajan Building
No.1, Gandhi Irwin Road
IIIrd Floor, East Wing,
Chennai – 600 008

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up S.Nos. 120/1A1, 1A2, 121/1A1A (Part), 1A1B (part), 1A2, 1C1, 1C2, 1D1 & 1D2 of Manapakkam Village (site under reference plot reserved as a site for special building in CMDA approved layout PPD/LO No.32/2019 vide Letter No.L1/17761/2016 dated 10/09/2019) within the limit of Greater Chennai Corporation

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	: **Chenaram Seni**
(b) Father's Name	: **Sri Riddharamji**
(c) Occupation	: **Manager, Jain Housing.**
(d) Permanent address	: **98/99, Habibullah Road, T.Nagar, Chennai - 17**
(e) Photograph	: **Attached**
(F) Mobile No.	: **9791037372**
(G) Email id	: **suresh_lasnchn@jainhousing.co.in**



Or

For JAIN HOUSING

Authorised Signatory

Jain Housing

JAINS

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

(a) Name : **Jain Housing.**

(b) Address : **98/99, Habibullah Road, T. Nagar, Chennai - 600 017.**

(c) Copy of registration certificate : **Attached**

(d) Main objects : **Flat Promoters, & Land developers**



(e) Name, photograph and address of: **Mr. Sachin Sanjay Mehta- Partner**
Partner of the governing body / Partners / directors etc **Mobile No- 96001-82812**
Email – **sachinmehta_mgmt@jainhousing.co.in**

(iii) PAN No. : **Attached**

(iv) Name and address of the bank, banker with which account in terms of section 4 (2) (l)(D) Of the Act will be maintained

ICICI Bank Ltd. Bazullah Road Branch, Current A/C No. **777705775556**, for Jain Housing for the project JAIN's AADHIDEV.

(v) Details of project land held by the applicant

Attached – Approved Plan

The present submission is towards Registration of residential project namely **Jain's AADHIDEV**, developed in Single block Stilt Floor + 5 Floors residential Building with **80** Dwelling Units, of flats covering **5335.68** sq.m. Carpet area and total area of **7578.97** sq.m (Comprising of Carpet Area **5335.68** sq.m + Balcony **250.92** sq.m + Proportionate share in Common area **1219.81** sq.m) with provisions of **87** nos. of car parking.

(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.

The required details are attached

For JAIN HOUSING

Authorised Signatory

(vii) Agency to take up external development works.

(viii)Registration fee by way of demand draft dated 28.02.2023,drawn on The ICICI Bank, T. Nagar Branch, Chennai, bearing DD.No.524640, for an amount of Rs. 1,48,531/- (One Lakh Fourty Eight Thousands Five Hundred & Thirty One Only), calculated as per sub-rule (3) of rule 3;

Photo copy of Demand Draft is attached.

(ix) Any other information the applicant may like to furnish

No.

1.I/we enclose the following documents in triplicate, 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

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.

Copy of Patta 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

No Encumbrances, Copy of EC 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;

For JAIN HOUSING

Authorised Signatory

Jain Housing

The applicant had taken Power of Attorney with Land Owner (Details of Land Owners with fathers name and POA, Age with full address), and the copies of the Power of Attorney along with Patta are enclosed herewith and Mr. Chenaram Seni Authorized to sign on behalf of M/s. Jain Housing.

(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 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.

The following documents are attached:

- **Planning Permit**
- **Building Permit**

(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.

The Planning Permit (PP) and Building permit (BP) has been accorded by Chennai Metropolitan Development Authority & Greater Chennai Corporation respectively for development of 1 block. In support of this, the following documents are attached:

- **Copy of Approved Plan from Greater Chennai Corporation – attached**

The specification of the project

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. Source of drinking Water:

1. Bore Well – 2 nos. (24000 litres/day – per bore well) – 48000/- lpd (However in case of any shortfall owing to less yield, provision will be done to store the water purchased from tanker Lorries)

2. Sewage Disposal:
Treated through Sewage Treatment Plant & use for flushing & Gardening.
Total Quantity of treated effluent – 48000 liter/day

i. Toilet flushing - 18000 liter/day [(flats – occupants (400@45lpcd)]
ii. Gardening - 30000 liter/day (1000sq.m x 15L/sq.m/twice a day)

3. Solid Waste Disposal (Garbage):
Will be collected from Apartments and disposed through Corporation.

i. No. of Dwellings – 80 Nos
ii. Total no.of Population – 400 Nos (80 x 5)
iii. Soild waste – 670 gms/day per person
iv. Total solid waste per day - 400 x670/1000 = 3035.10 kg/day

4. Fire Fighting:
Not applicable as it is non MSB category building

5. Emergency Evacuation Services:
Not applicable as it is non MSB category building

6. Use of Renewable Energy:
Solar water heater

(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.

JAIN'S AADHIDEV – Google co-ordinates attached.

Latitude & Longitude – Attached

Google image of the site is attached.

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

Agreement for sale attached
Construction Agreement Attached
Application of Allotment Letter attached

(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 with the apartment, if any;

Statement Attached

(xii) The number and areas of Covered Parking available in the project;

63 Nos. of covered Car Parking and area 787.5 sq.m

For JAIN HOUSING

(xiii) The number of open parking areas available in the real estate project;

NIL

Authorised Signato

(xiv) The names and addresses of the real estate agents, if any, for the proposed Project.

Yet to be appointed

(xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

Contractor : Self (Jain Housing)

Licensed Surveyor/ Architect : Ravuthar Naina Mohamed, No. 187, Habibullah Road, T. Nagar, Chennai – 600017.

Structural Engineer : M.N. Dinesh, No. 16, Padmanabha Nagar Main Road, Choolaimedu, Chennai – 600094.

Engineer: R. Murugan, No. 98/99, Habibullah Road, T. Nagar, Chennai – 600017.

(xvi) A declaration in FORM 'B'

Attached Herewith.

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

Dated :
Place : CHENNAI

Yours faithfully,

For JAIN HOUSING

Authorised Signatory

(For Jain Housing)

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.