

RE

REGULATORY RECORD

RERA Document

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KRISHNAN
9566241111

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

APPLICATION FOR REGISTRATION OF PROJECT

To

3601

The Real Estate Regulatory Authority
Chennai Metropolitan Development Authority Tower 2
Langs Garden Road, Ansari Estate,
Egmore,
Chennai,
Tamil Nadu - 600008



Sir,

I/We hereby apply for the grant of registration of my/our Lay out project to be set up at 3.33 Acres of lands in S.No. 59/1, 59/3, 60/2B, 92/2B, of Old No. 94 and New No.61, Erumaiyur Village of Kundrathur Panchayat Union, Sriperumbudur Taluk, Kanchipuram District, Tamil Nadu State.

1. The requisite particulars are as under:-
 - (i) Status of the applicant, Individual / company / proprietorship firm / societies / partnership firm / competent authority; Two INDIVIDUALs and a Private Limited Company Represented by the same individual by two separate powers of attorney.
 - (ii) **In case of individuals –**
 - (a) Name R.Jayaraman
 - (b) Father's Name A.Ramanujam
 - (c) Occupation Business
 - (d) Permanent address No.2, Mudichur Road, Lakshimipuram Extension II, West Tambaram, Chennai-600045
 - (e) Photograph

AND

- (a) Name Mr.S.Elred Kumar
- (b) Father's Name Mr.P.S.Santhanam Gomes
- (c) Occupation Business
- (d) Permanent address : No.14/15, Duraisamy Reddy Street West Tambaram, Chennai-600045

N. Anand

(13)

(e) Photograph

Represented by their constituted Power of Attorney Holder vide the General Power of Attorney Registered in Document No. 8566 of 2019 dated 15.11.2019, at SRO, Padappai, Chennai as below:-

- (a) Name Mr.N.Arulraj (GPA HOLDER OF THE TWO INDIVIDUAL LAND OWNERS)
(b) Father's Name Mr.T.Natarajan
(c) Occupation Business
(d) Permanent address : No.113, G.S.T.Road, Vedapathi,
Madhuranthakam Taluk, Kanchipuram District
(e) Photograph



AND

(iii) PRIVATE LIMITED COMPANY:

- (a) Name JSFP Properties and Developers Private Limited,
(b) Address No.14/15, Duraisamy Reddy Street, West
Tambaram, Chennai-600045
(c) Copy of Registration Certificate: U70109TN2019PTC127796
(d) Main objects: Development of Plots/Layouts and Real Estate
Promotions of townships, flats, etc.,
(e) Name, photograph and address of chairman of the governing body /
partners / directors etc.

Names : Mr.S.Elred Kumar - Director
Mr.E.Jeffrine Santosh - Director
Permanent address : No.14/15, Duraisamy Reddy Street West
Tambaram, Chennai-600045
Photographs

N. Arulraj

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Represented by their constituted Power of Attorney Holder vide the General Power of Attorney Registered in Document No. 8500 of 2019 dated 13.11.2019, at SRO, Padappai, Chennai as below:-

- (a) Name Mr.N.Arulraj (GPA HOLDER OF THE COMPANY)
 (b) Father's Name Mr.T.Natarajan
 (c) Occupation Business
 (d) Permanent address : No.113, G.S.T.Road, Vedapathi, Madhuranthakam Taluk, Kanchipuram District
 (e) Photograph



- (iii) PAN Numbers:
 R.Jayaraman: AAKPJ2471J
 S.Elred Kumar: AADPE2374L
 E.Jeffrine Santosh: AXUPJO828L
 JSFP Properties and Developers Private Limited: AAECJ4BB9
 N.Arulraj(PA for Individuals and Company): AOFPA4567H

- (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 : Karur Vysya Bank, West Tambaram Branch, Address: 27-A, Venkatesan Street, West Tambaram, Chennai, Tamil Nadu 600045.

- (v) Details of project land held by the applicant ; Land to set up a Layout of Plots out of the extent of 3.33 Acres of lands in S.No. 59/1, 59/3, 60/2B, 92/2B, of Old No. 94 and New No.61, Erumaiyur Village of Kundrathur Panchayat Union, Sriperumbudur Taluk, Kanchipuram District, Tamil Nadu State.

SURVEY NO.	SUB DIV NO.	PATTA	EXTENT Acres	Cents	REGN. DOC NO.	PA DOC NO.	DATED
59	OLD 2A /NEW 3	637	0	52	4772/2011/ 9.08.2011	8566/2019	15.11.'19
60	2B	637	0	87	4772/2011	8566/2019	15.11.'19
59	1	637	1	64	4772/2011	8566/2019	15.11.'19
92	2B	989/ 639	0	30	6603/2019 / 05.09.'19	8500/2019	13.11.'19
TOTAL EXTENT			3	33			

N. Arulraj

(7)

(vi) Extent of Land in Square Meters :-

PARTICULARS OF AREA IN EXTENT	SQ.MTS.
TOTAL EXTENT	13476
ROADS	3871
PARK	977
PUBLIC PURPOSE AREA (LB 51+ EB48)	99
EWS PLOTS	1175
OTHER PLOTS	7354

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

1. Layout approved by CMDA APPROVAL NO. L1/21052/2019 DATED 20/07/2020, APPROVED PLAN NUMBER - PPD/LO.NO.55/2020 DT. 20.07.2020, PLANNING PERMIT NO.13817

2. Gift Deed No. 2573/2020 dated 23.03.2020 registered in the SRO, Padappai, Chennai gifting 48 sq.meters of land as PP-2 to the TNGEDCO, Tail Nadu,

3. Gift Deed No. 2572/2020 dated 23.03.2020 registered in the SRO, Padappai, Chennai gifting, 3871 sq.meters of Road, 977 sq.meters of Park 51 sq.meters of land as PP-1(Public Purpose Area) to the Panchayat Union of Kundrathur, Tamil Nadu,

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.

NONE;

(vii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self

Development; -SELF DEVELOPMENT (WORK COMPLETED)

(ix) Registration fee by way of a demand draft dated _____ drawn on

_____ bearing no. _____ for an amount of

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Rs. 36,770/- calculated as per sub-rule (3) of rule 3; PAID BY ONLINE NEFT TRANSFER FROM karur Vysys Bank, West Tambaram Branch, Chennai - UTR NO.N218200057552086 DATED 5TH AUGUST 2020, FOR RS.36,770 /=-.

- (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;
 - (ii) **Income Tax Return of the promoters for the preceding financial year ended 31.03.2019;**
 - (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; - COPIES 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; - ONLINE 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; OWNER LAYOUT DEVELOPER
- 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; NA
- (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; LAYOUT APPROVED BY CMDA COPIES ATTCHED
 - (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

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management, emergency evacuation services, use of renewable energy;
NA

- (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; ATTACHED
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; FORMAT ADOPTED FROM TN -RERA RULES.
- (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; N.A.
- (xi) the number and areas of covered parking available in the project; NA
- (xii) the number of open parking areas available in the project; NA
- (xiii) Details of Undivided Shares pertaining to the project; NA
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; NA
- (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;

License Surveyor, Ln.T.Arul Yoharaj, Emmanuel Planners,

L.S.NO. Reg.No. RE/GR-II/19/03/014.

ADDRESS::No.15, Ranganathan Nagar, Near Bharath Engg College, Chennai-600073, Phone: +91-44-22291919

ALL INFRA DEVELOPMENT WORK COMPLETED

- (xvi) a declaration in FORM 'B'.
- (xvii) Authority by Individual Owners - Mr.N.Arulraj , The Power of Attorney Holder of the individual Owners, vide General Power of Attorney Registered in Document No. 8566 of 2019 dated 15.11.2019, at SRO, Padappai, Chennai, Document copy Attached

and

Authority by the Company - JSFP Properties and Developers Private Limited b y Registered Power of Attorney Document No. 8600/2019 dated registered at SRO, Padappai, Chennai - Document Copy Attached

to apply for RERA Approval in favour of Mr.N.ARULRAJ.

N. Arulraj

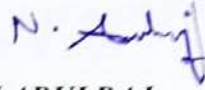
13

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

Dated: 20.08.2020

Place: Chennai

Yours Faithfully



N.ARULRAJ
(Constituted Power Holder
for Mr.Elred Kumar,
Mr.R.Jayaraman and JSFP
Properties and Developers
Private Limited
Signature

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DETAILS OF PROMOTERS

- (a) Name R.Jayaraman
- (b) Father's Name A.Ramanujam
- (c) Occupation Business
- (d) Permanent address No.2, Mudichur Road, Lakshimipuram
Extension II, West Tambaram,
Chennai-600045

AND

- (a) Name Mr.S.Elred Kumar
- (b) Father's Name Mr.P.S.Santhanam Gomes
- (c) Occupation Business
- (d) Permanent address : No.14/15, Duraisamy Reddy Street
West Tambaram, Chennai-600045

Both Represented by their constituted Power of Attorney Holder
Mr.Arulraj, vide Registered General Power of Attorney Holder,
Registered in Document No. 8566 of 2019 dated 15.11.2019, at
SRO,Padappai, Chennai as detailed below:-

- (a) Name Mr.N.Arulraj (GPA HOLDER OF THE
TWO INDIVIDUAL LAND OWNERS)
- (b) Father's Name Mr.T.Natarajan
- (c) Occupation Business
- Permanent address : No.113, G.S.T.Road, Vedapathi,
Madhuranthakam Taluk, Kanchipuram
District

AND

PRIVATE LIMITED COMPANY:

- (a) Name JSFP Properties and Developers Private Limited,
- (b) Address No.14/15, Duraisamy Reddy Street, West
Tambaram, Chennai-600045
- (c) Copy of Registration Certificate: U70109TN2019PTCI27796
- (d) Main objects: Development of Plots/Layouts and Real Estate
Promotions of townships, flats, etc.,
- (e) Name and address of directors:-

N. Arulraj

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.

