



Jain Housing & Constructions Ltd.

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT



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 in S. Nos. 23/1, 2A, 2B, 26/1B1B, 2A1, 2A2, 3 of Kovur Village, located at Chennai Bypass, Service Road, Rajappa Nagar, Kovur, Chennai, with in 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
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph
- (F) Mobile No.
- (G) Email id

Or

For JAIN HOUSING AND CONSTRUCTIONS LTD.

Authorised Signatory

CIN : U45201TN1994PLC029036

Corporate Office : No. 98/99, Habibullah Road, T.Nagar, Chennai - 600 017.

Ph. : 044 - 4679 1111 Fax : 91 - 44 - 2461 3077

E-mail : enquiry@jainhousing.com Website : http://www.jainhousing.com



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

(a) Name : Jain Housing & Constructions Ltd.
(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-
Managing Director

Partner of the governing body /
Partners / directors etc Email – Mobile No- 96001-82812
sachinmehta_mgmt@jainhousing.co.in



(iii) PAN No. : Attached

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

ICICI Bank Ltd. Nungambakkam High Road Branch, Current A/C
No.777705069991 for Jain Housing & Constructions Ltd. for the project JAINS
ADVAYA.

(v) Details of project land held by the applicant

Attached – Approved Plan

The present submission is towards Registration of residential project namely Jain's ADVAYA, developed in Single block stilt floor + 1st to 3rd floor + 4th floor part, residential Building with 122 Dwelling Units, of flats covering 7850.11 sq.m. Carpet area and total area of 11549.45 sq.m (Comprising of Carpet Area 7850.11 sq.m + Balcony 412.71 sq.m + Proportionate share in Common area 2082.32 sq.m) with provisions of 54 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

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(vii) Agency to take up external development works.

(viii) Registration fee paid by way of RTGS no. **MMT/IMPS/317317436089/BULD25388649/TAMILNADU/IDIB0001010**, drawn on **ICICI Bank, Cenatoph Road Branch, dated 22.06.2023**, Chennai, for an amount of **Rs. 1,97,119/-** (Rupees One Lakh Ninety seven Thousands one Hundred & Nineteen 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;

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The applicant is the Land owner and applied its own and enclosed Patta for Ownership Reference.

(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 CMDA – 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 – 4 nos. (5000 litres/day – per bore well) – 20,000 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 – 75000 liter/day

- | | | |
|-----|-----------------|---|
| i. | Toilet flushing | - 27450 liter/day [(flats – occupants (610 @ 45)lpcd)] |
| ii. | Gardening | - 47550 liter/day (1585sq.m x 15L/sq.m/twice a day) |

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3. Solid Waste Disposal (Garbage):

Will be collected from Apartments and disposed through Corporation.

- i. No. of Dwellings – 122 Nos
- ii. Total no.of Population – 610 Nos (122 x 5)
- iii. Soild waste – 670 gms/day per person
- iv. Total solid waste per day - $610 \times 670 / 1000 = 410$ kg/day

4. Fire Fighting:

NA

5. Emergency Evacuation Services:

NA

6. Use of Renewable Energy:

NA

(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 ADVAYA – 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

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

54 - Nos. of covered Car Parking and area 675 sq.m

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

NIL

(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 & Constructions Ltd.)

Licensed Surveyor/ Architect: R. Bhagiyashree – No. 24, 5th Main Road, New Colony, Chrompet, Chennai – 600044.

Structural Engineer: V. Prasanth Parthasarathy B.E., (Civil), M. Tech, 827, IInd. floor, North wing, Dhun Building, Anna Salai, Chennai – 600002.

Engineer: JEYAKUMAR S, 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: 17.06.2023.

Place: CHENNAI.

Yours faithfully,

(For Jain Housing & Constructions Ltd.)

For JAIN HOUSING AND CONSTRUCTIONS LTD.

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