

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
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
III Floor (East Wing)
CMDA, Thalamuthu Natarajan Maaligai
No.1, Gandhi Irwin Road, Egmore
Chennai – 600 008.

Sir,

I/ We hereby apply for the grant of registration of my/ our project to be set up at old Door No.16, now Door No.2, Harrington Road 10th Avenue, (Door No.36, 11th Avenue), Shenoy Nagar, Chennai – 600 030

1. 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 **N.A.**
 - d. Permanent Address
 - e. PhotographOr

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

- a. Name : **G.K.S. Properties Pvt. Ltd.**
- b. Address : **No.3, Club Road, Chetput,
Chennai – 600 031**
- c. Copy of Registration Certificate : **Enclosed**
- d. Main Objects : **MoA & AoA Enclosed**

- e. Name, photograph and address of chairman of the governing body/ partners/ directors etc.

1. Mr.K.V.Ramana Shetty
2. Mrs.Padmaja V.Ramana
3. Mr.Gopalakrishna Shetty
4. Mr.Vinayak Shetty

All at No.5, 3rd Street, Subba Rao Avenue, Chennai – 600 006.

- iii) PAN NO. **AADCG 3960 B**
- 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 **Union Bank of India,**
Nungambakkam Branch
- v) Details of project land held by the applicant

All that piece and parcel of land measuring 14,567 sq.ft. as per document 14,066 sq.ft. as per patta, comprised in Old R.S.Nos.242/1, 236/3, now R.S.Nos.236/10, 242/44, 242/43 and 242/42 bearing Old No.35, New No.62, now new No.125, Harrington Road, Chennai – 600 030, bounded on the

NORTH BY : 11th Avenue Harrington Road

SOUTH BY : 10th Avenue Harrington Road

EAST BY : Harrington Road

WEST BY : Property owned by Mrs.Malini Gopalan &
Property owned by Mr.Sandeep Thiru

And situate within the Sub Registration District of Periamet, in the Registration District Chennai Central.

- vi) Details of Approval obtained from Various Competent Authorities for commencing the project
Planning Permit from Chennai Metropolitan Development Authority
Building Permit from Corporation of Chennai
- 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.
a. **Kothari Road, Nungambakkam**
SUNFALL,
8 Apartments,
24,000 sq.ft.
- viii) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority)/ Self Development
Self Development

- ix) Registration fee by way of a demand draft dated _____ drawn on _____ bearing No. _____ for an amount of Rs. _____/- calculated as per sub-rule (3) of rule 3;
- x) Any other information the applicant may like to furnish.
The promoter is the group concern of TULIVE GKSHETTY
Website : www.tulivegkshetty.com

2. I/ we enclose the following documents in triplicate, namely:-

- i) Authenticated copy of the PAN card of the promoter;

Enclosed as Annexure - I

- ii) Audited balance sheet of the promoter for the preceding financial year

Enclosed as Annexure - II

- iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed alongwith legally valid documents with authentication of such title, if such land is owned by another person;
- 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.

Enclosed as Annexure - III

- 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;

- 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 as Annexure – III & IV

- 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;

Whole Project as sanctioned by the Competent Authority. Documents enclosed in Annexure III & IV.

- 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;

Fire Fighting Facilities	:	Not applicable
Drinking water facilities:		Metro water
Soild and liquid waste Management	:	Water and Sewerage Board
Emergency Evacuation Services	:	Not applicable

**Use of Renewable
Energy**

: Solar System

- viii) The location details of the project, with clear demarcation of land dedicated for the project alongwith its boundaries including latitude and longitude of the end points of the project;

Enclosed as Annexure V

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

Enclosed as Annexure VI

- 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;

Enclosed as Annexure VII

- xi) The number and areas of covered parking available in the project;
xii) The number of open parking areas available in the project;

Enclosed as Annexure VIII

- xiii) Details of undivided shares pertaining to the project;

Enclosed as Annexure IX

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

Not yet. Tobe given later.

- xv) The names, address, phone numbers, email ids and registration details of 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;

Enclosed as Annexure X

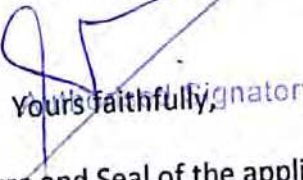
- xvi) A declaration if FORM 'B'
Enclosed as Annexure XI

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

Date:

Place:

For G K S PROPERTIES PVT. LTD.

Yours faithfully,  Signatory

Signature and Seal of the applicant



Project Application Form

Promoter Details

Name*	Not applicable
PAN No*	
Mobile No*	
FAX Number	
Occupation	
State*	
Pin code*	

Father's Name*	
Aadhaar Number*	
Telephone Number*	
E Mail*	
Address Line 1*	
Address Line 2*	
District	

If it is a firm

Name of the Firm / Company*	G.K.S. Properties Pvt. Ltd.
Address*	No.3, Club Road Chetput, Chennai – 600 031
Mobile No*	9884088355
Telephone No	044-28360058
FAX Number	
E Mail	Gkshetty1955@gmail. com
State*	Tamil Nadu
Pin code*	600 031

Copy of the Registration Certificate*	enclosed
Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*	Directors: Mr.K.V.Ramana Shetty, Mrs.Padmaja V.Ramana, Mr.Gopalakrishna Shetty and Mr.Vinayak Shetty All at No.5, III Street, Subbarao Avenue, Chennai – 600 006
Main objects*	MoA & AoA enclosed

Previous Project Details (Last 5 Years only)

Project Name*	SUNFALL
Current Status	completed
Category of Building	Residential
Is there any Case Pending	No
Address	No.30, Kothari Road, Nungambakkam, Chennai – 600 034

Project Description
(Max 500 Characters)

State

District*

Pincode

Stilt + 4 floors, 8
apartments, 24000 sq.ft.

Tamil Nadu

Chennai

600 034

Project Detail

Project Name	GULMOHAR TERRACE
Category of the Building	Special Buildings (Joint Development)
Project Commencement Date	April 2017
Plot Extent	1299.31 sq. mtr.
Total Open area (Sq Mt)	5709.9 sq.mtrs.
Project address Line 1	Old Door No.16, New Door No.2, Harrington Road
District	Chennai
No of Open Parking	
No of Covered Parking	20

Project Description

Project Status

Project End Date

Enclosed

Foundation completed

September 2018

Total Covered area (Sq Mt)

Project address Line 2

Tehsil/Sub District

Total area of open Parking
(Sq Mt)

Total area of Covered
Parking (Sq Mt)

8275.8 sq.mtrs.

Door No.36, 11th Avenue,
Shenoy Nagar, Chennai –
600 031.

Egmore Nungambakkam
Taluk, Periamet

250 sq. mtrs.



Development Details

Type of Dwelling Unit	Stilt + 3 floors	Total No. of Dwelling Unit	9
Carpet area (Sq Mt)	20191.5 sq.ft.	No of Dwelling Unit Available for Sale	2
Area of exclusive Open terrace if any (Sq Mt)	nil	Area of exclusive balcony/verandah (Sq Mt)	16748.4 sq.ft..

If it is other than Residential

Office / Shops / Departmental Stores etc.,	nil	Total Floor Area	
Carpet area (Sq Mt)		Available for Sale	
Area of exclusive Open terrace if any (Sq Mt)		Area of exclusive balcony/verandah (Sq Mt)	

External Development Work

Road System	Highways / Corporation / Other Roads	Water Supply	Bore water & Corporation water
Sewage and Drainage System	CMWSSB	Electricity Supply Transformers and Sub Station	TNEB
Solid Waste Management and Disposal	Not applicable		

Project Bank Details

Bank Name	Union Bank of India
Account No	412301010035428
State	Tamil Nadu

Branch Name	Nungambakkam Branch
IFSC Code	UBIN0541231
District	Chennai

Project Architects

Architect Name	Mr.Nikhith Ashok
MCA No.	CA/2009/45417
Mobile No.	98402 93939
Address Line 1	E4, Marina Square Apts.,
State	Tamil Nadu
Pin Code	600 004.
Key Projects Completed	

E Mail ID	info.adesignco@gmail.com
Address Line 2	26/27, Santhome High Road, Mylapore
District	Chennai
Year of Establishment	
District	Chennai

Structural Engineers

Engineer Name	Mr.N.Chandru
If Registered in any Corporation / LB , License No.	1806
Mobile No.	
Address Line 1	A20, 100 feet Road
State	Tamil Nadu
Pin Code	600 061
Key Projects Completed	

E Mail ID	
Address Line 2	Hingu Colony, Nanganallur
District	Chennai
Year of Establishment	
District	Chennai

Project Contractors

Contractor Name	G.K.Shetty Builders Pvt. Ltd.
Registered in any Govt Dept	
Address Line 1	No.3, Club Road
State	Tamil Nadu
Pin Code	600 031
Key Projects Completed	150

E Mail ID	Gkshetty1955@gmail.com
Address Line 2	Chennai – 600 031.
District	Chennai
Year of Establishment	1955

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.

