

RE

REGULATORY RECORD

RERA Document

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Form-A
[Sec Rule 3(2)]

To
The Real Estate Regulatory Authority
Thalamuthu Natarajan Building,
III Floor,
Gandhi-Irwin Road,
Egmore, Chennai-600 008.

Sir,

I/We hereby apply for the grant of registration of our project KG Centre Point to be set up at Mevalurkuppam, B. Palanchur Village, Poonamalle Town Panchayat, Tamil Nadu State.

1-The requisite Particulars are as under-

[i] Status of the Applicant , Whether
individual/Company/Proprietorship
firm/Societies/Partnership firm/
Competent authority;

Private Limited Company

ii) a) Name:
b) Address

K.G. Foundations[P] Ltd.,
Ground Floor,
No-5, Bishop Wallers Avenue
[East] Mylapore, Chennai-
600004.

c) Copy of Registration Certificate:
d) Main Objects:
e) Name, Photograph & Address
of the company/Director:
Regd. Office Address:

Enclosed.
Developers & Promoters.

Mr. Harish Kishor, Director
No-5, Bishop Wallers Avenue
[East] Mylapore, Chennai-
600004.

iii) PAN NO:

AAPPK8075A



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.

ICICI Bank Limited
R.K. Salai, Mylaopre,
Chennai-600 004.

:

v) Details of Land held by the Applicant:

7.18 Acres [Joint Venture]
Situating in Survey Nos- 376/2
376/3 and 377/1, Mavalurkuppam
B. Palanchur Village, Poonamallee
Town Panchayat, Thiruvallur
District.

vi) Details of Approval obtained from Variopous Competent Authorities for Commencing the project:

CMDA PP No. 9583/dated
12.7.2016 (B/Spl. Bldg/145 A to
T/2016), Local body M.M.No.
A.02/2016 Special Buildings.

vii) Brief details of the projects launched by the promoter in the last 5 years, Whether already completed or being developed/ current status /any delay in completion, details of cases pending, details of type of land and payments pending etc...:

Please see Annexure-1

viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority)/Self Development:

Nil.

ix) Registration Fee by way of a demand draft dated /bank:

Rs. _____
XX/XX/XXXX Drawn on OBC

x) Any other information the applicant may like to furnish:

NIL

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

- (i) Authenticated copy of the PAN Card of the promoter: Enclosed
- (ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years: Enclosed.
- (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 owned by another person: 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:
Project Finance availed by way of deposit of Title Deeds – 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 another 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:

Joint Venture Development – copy of JV enclosed.

- (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:

1-Enclosed - Planning Permit Issued by CMDA.

2-Enclosed - Building Permit Issued by Chembarambakkam Panchayat, Poonamallee (Sanction & Renewal).

3-Enclosed - Partial Completion Certificate obtained (3 Nos.) ✓

- (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:

The whole project Planning Permit is approved by Chennai Metropolitan Development Authority (CMDA) ,

The whole project Building Plan is approved by Chembarampakkam Panchayat, Poonamallee.

Both the Copies of the approval is enclosed for Clause V[A]

- (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:

The proposed facilities in the project is provided as per the attached annexure.

- (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:

✓ Longitude: 13.029°N

✓ Latitude: 80.034°E

- (ix) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the Allottee/s:
Declaration provided in Form 'B'.

- (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 Details of Block wise Flats, Carpet Area.

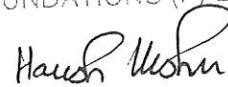
- (xi) The number and area of covered parking available in the project:
Enclosed documents.
- (xii) The number of open parking areas available in the project:
Enclosed documents.
- (xiii) Details of undivided shares pertaining to the project:
Enclosed details of UDS for the proposed blocks.
- (xiv) The names , addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project:
Nil
- (xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project.: Enclosed details:
Enclosed
- (xvi) A declaration in FORM 'B': Enclosed Format
Enclosed.

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

Dated:

Place: Chennai

For KG FOUNDATIONS (P) LIMITED



Managing Director / Director

Yours Faithfully,
Signature & seal of the Applicant.

S.No	Project Name	Address	Total Blocks	Blocks Completed & CC Obtained	Current Status		
					CC Applied	Blocks yet commence	Remarks
1	K.G. Good Fortune	Nookampalyam, Perumbakkam	5 Nos, = A,B,C, D & E	4 Nos, = A,B,C & E	1 Nos, = Block D	Nil	Block D - Finishing in Progress
2	K.G. Centre Point	Poonamallee	16 Nos= A,B, C, D, E, F, G, H, I J, L, M, N, P, O & P	11 Nos= M. N, P, H, O, J, K, L, F, E and G	NIL	5 Nos= A, B, C. D & I	
3	K. G. Chandra Vista	Rajiv Gandhi Salai, Chemmancherry,	2 Nos = Block Nos- 1 & 2	Nil	2 Nos = Block Nos- 1 & 2	Nil	Block-2 Finishing in Progress
4	K.G. Earth Homes	M.K. Stalin Street,siruseri, Thiruporur Taluk, Kancheepura, District.	12 Nos= A,B,C, D, E, F, G, H, I, J K & L	6 Nos= D, E, F & G, H and I	NIL	6 Nos = A,B,C,J,K & L	Hand Over in Progress for completed Blocks
5	K.G. Signature City	200 Feet Bye-Pass Road, Connecting M aduravoyal to Ambattur, (off Poonamallee High Road), Mogappair, Chennai	7 Nos= A, B, C, D, E, F, G and Club House	6 Nos=A, B, C, D, F, G and Club House	NIL	1 No= E Block	Hand Over in Progress for completed Blocks

FLAT SPECIFICATION						
Block Name as per Approval	3BHK+3T	3BHK+2T	2BHK+2T	Commercial	FSI Area in Sq.m	FSI Area in Sq.Ft
A	7	8	19	1	2,979.01	32,066.06
B	8	8	20		2,987.78	32,160.46
C	8	8	20		2,987.78	32,160.46
D	8	8	20		2,987.78	32,160.46
	31	32	79	1	11942.35	128547.4554

1. P.C.C. in 1:4:8 in M-20 Grade.
2. All R.C.C. work in M-25 Grade concrete.
3. All external Blockwork : 200 mm thk in CM 1:5.
4. All internal Blockwork : 100 mm thk in CM 1:5.
5. Ceiling plastering in CM 1:3.
6. Wall plastering in CM 1:4.
7. Weathering course in brick jelly lime concrete with a finishing course of flat tiles.
8. The overhead tank is scientifically closed.
9. The underground sump is scientifically closed.

LIST OF CONSULTANTS & ENGINEERS - KG CENTRE POINT - PALANJUR

S.NO	TYPE OF CONSULTANCY	CONTACT PERSON	DESIGNATION	MOBILE NOS	EMAIL-ID	NAME OF THE COMPANY	ADDRESS/TEL NOS.
1	Architect	Mr.Vivek	Architect		architects@sajithandvivek.com	SAJITH & VIVEK ARCHITECTS	Rivera Apartments', # 8/16, Crescent Avenue Road, Gandhi Nagar, Adyar, Chennai - 600 020. Tel No; 24420026
2	Electrical Consultancy	Mr.Salil	Director	98845 20055	salil@sumam.org	Sumanam Engineering Services Pvt Ltd.	# 77, Ground Floor, Meenakshi Apartments, Spurtank Road, Chetpet, Chennai - 600 031. Tel. No - 044- 22500120
		Mr.Karthick	Project Co-ordinator	96008 26464	karthikeyan@sumanam.org		
3	Plumbing & Fire Fighting Consultancy	Mr.Salil	Director	98845 20055	salil@sumam.org	Sumanam Engineering Services Pvt Ltd.	# 77, Ground Floor, Meenakshi Apartments, Spurtank Road, Chetpet, Chennai - 600 031. Tel. No - 044- 22500120
		Mr.Karthick	Project Co-ordinator	96008 26464	karthikeyan@sumanam.org		
3	Structural Consultancy	Mr. Dhiliprajan	Director	94440 24764	jkec_chennai@yahoo.in	Jehovahking Engineering Consultants Pvt Ltd	Module No- 15, Garment Complex, Sidco Industrial Estate, Guindy, Chennai - 600 032, Tel No. 22500120
4	Soil Investigation Consultancy	Mr. Vergheese	Director	22351862	fsengineers74@gmail.com	F.S.Engineers Pvt Ltd	New No- 98, Old No- 109, Velachery Road, Guindy, Chennai - 600 032
6	Project Head	Suresh	Regional Manager	9884834830	rm1@kgbuilders.com	KG Foundations Pvt Ltd	

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.

