

RE

REGULATORY RECORD

RERA Document

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FORM 'A'
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.4, New Door No. 9 Karpagambal Nagar, Main Road, Mylapore,
Chennai - 600004.

1. The requisite particulars are as under:-
(i) Status of the applicant :

Company

- (ii) In case of individual

Not Applicable

- (a) Name
(b) Father's Name
(c) Occupation
(d) Permanent address
(e) Photograph



OR

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

- (a) Name
(b) Address
(c) Copy of registration certificate
(d) Main objects
(e) Name
Photograph
Address of director

: GKS Properties private Limited
: No.3 Club Road, Chetpet, Chennai -600031
: Attached
: Real Estate Development
: Mr.Gopalakrishna Shetty
:
: No.7, Advika Apartment No 1-A, 1st street
subba rao Avenue, Thousand Lights,
Greams Road, Chennai-600006.

For GKS Properties

Authorized Signatory

(iii) PAN No : AADCG3960B ;

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(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 of an extent of 6460 sq.ft as per title deeds (591 sq.mts. equivalent to about 6362 sq.ft as per patta), comprised in old R.S. No. 1674/2, new R.S. No. 1674/10, of block No.35, Mylapore village/ Town, Mylapore Taluk , Chennai District, together with buildings thereon, situated at old No.4, new No.9 , Karpagambal nagar, Mylapore, Chennai 600004, the said bounded on the : North by : land in R.S.No.1674 / 11, South by : land in R.S.No. 1674 / 12, East by : land in R.S.No.1674 / 20 (part) and 1674/21 (part) , West by : Karpagambal Nagar main Road (R.S.No. 1674 / 8).

North by : land in R.S.No.1674/11

South by : land in R.S.No.1674/12

East by : land in R.S.No.1674/20 (Part) and 1674/21 (Part)

West by : Karpagambal Nagar Main Road (R.S.No.1674/8)

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project :

**Planning Permit from Chennai Metropolitan Development Authority.
Building Permit from Greater Chennai Corporation.**

(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.

For G K S PROPERTIES PVT. LTD .

Authorised Signatory

Site address	project details	current status of the project	case pending	payment pending
No. 61, Iyyappanthangal Village, A.N. Elumalai Salai, Sriperumbudur Taluk, Kancheepuram District (formerly Tiruvallur District),	DAKSHIN 320 UNITS	Handed Over	No	Nil
Old D.No.16, New D.No.2, Harrington Road, 10 th & 11 th Avenue, Shenoy Nagar, Chennai – 600 030	GULMOHAR TERRACE 9 UNITS	Handed over	No	Nil

(viii) Agency to take up external development works :

Self Development

(ix) Registration fee by way of a demand draft dated 18-11-2021 drawn on Union Bank Of India bearing no. 461945 for an amount of Rs.32,020/- calculated as per sub-rule (3) of rule

(X) Any other information the applicant may like to furnish :

NIL.

For G K S PROPERTIES PVT. LTD.

Authorised Signatory

2. 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 :

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

Attached

- (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; -

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 :

Not Applicable

- (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;

Attached

FOR G K S PROPERTIES PVT. LTD.

Authorised Signatory

- (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

- (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	: Not Applicable
Drinking water facilities	: Drinking Water will be supplied From metro water. For other use borewell
Solid and liquid waste management	: Solid waste will be Connected in a dustbin and disposed to local body. Sewerage disposal connected to CMWSSB Line.
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 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

Attached

- (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

Attached

- (xi) the number and areas of covered parking available in the project

Attached

FOR G K S PROPERTIES PVT. LTD.

Authorised Signatory

(xii) the number of open parking areas available in the project

Attached

(xiii) Details of Undivided Shares pertaining to the project

Attached

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

Not Applicable

(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 –

Attached

(xvi) a declaration in FORM 'B'

Attached

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

Dated:

Place:

For G K S PROPERTIES PVT. LTD.
Yours faithfully,
Authorised Signatory
Signature and seal of the applicant(s)

Antara Specification list

Structure	RCC framed structure
	Solid Block Walls -- 8 inch on the exterior and 4 inch on the interior
Floor Finishes	Living & Dining - Marble flooring
	Bedrooms & Kitchen — 80cmx80cm Polished Hi Quality tiles
	Bathrooms — 2x1 Wall tiles ; 1x1 Anti skid tiles for the floor
	Balcony — Wooden finish Anti skid tiles
Doors	Solid wood frames with factory made laminate finish doors(Waterproof for bathrooms)
	Main door - Veneer Finish
Windows	Aluminium Sliding Windows with MS Grills
Hardware(Locks and Handles)	Yale *
Electrical	Concealed wiring with Modular switches + Video Door Phone
Painting	2 coats Putty, 1 coat Primer & 2 coats Premium Emulsion from Dulux or Asian Paints
Kitchen	2 feet Dado Tiles will be provided
	Counter slab will not be provided
	SS sink with drain board will be provided in the utility area
Bathrooms	Wall tiles upto false ceiling level
	Fittings — Kohler/Roca*
Lifts	Single Hi Speed SS Elevator
Power Backup	All light and fan points + 1 AC + 1 Fridge Point
Common Area Flooring	Granite
Security System	CCTV cameras at all entry and exit points throughout the ground floor
TV Points	Multi Operator System with plug n play facility in all rooms
Solar Power system as per norms	
Landscaped Terrace	
*Equivalent	

3. FIRM DETAILS :

NAME	GKS Properties private Limited
ADDRESS	No.3 Club Road, Chetpet, Chennai -600031
CONTACT NO.	044-42623777
EMAIL ID	info@tulivegkshetty.com
REGISTRATION CERTIFICATE	ENCLOSED
MAIN OBJECTIVES OF THE COMPANY	Construction and sale
MOBILE NO. & MAIL ID	9884088355 & info@tulivegkshetty.com

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.

