

RE

REGULATORY RECORD

# RERA Document

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The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.



Entry ✓



S. GOPINATH

| SL.NO. | PARTICULARS                                                                                                                                                                                      |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Form 'A' (duly filled)                                                                                                                                                                           |
| 2.     | In case of Individual:                                                                                                                                                                           |
|        | a) Name: <b>S.GOPINATH - 9444-014299 OWNER</b>                                                                                                                                                   |
|        | b) Father's Name: D.SUDARSANAM <b>shraejyashirams@gmail.com</b>                                                                                                                                  |
|        | c) Occupation : <b>BUSINESS - REAL ESTATE</b>                                                                                                                                                    |
|        | d) Permanent Address: <b>Old No.E-58, New No.1, 5<sup>th</sup> Main Road, Maxis Sai Jayam Apartments, Anna Nagar, Chennai- 600 102</b>                                                           |
|        | e) Photograph                                                                                                                                                                                    |
| 3.     | In case of Firm:                                                                                                                                                                                 |
|        | a) Name of the Firm                                                                                                                                                                              |
|        | b) Address with Contact No. and email id.                                                                                                                                                        |
|        | c) Copy of Registration Certificate                                                                                                                                                              |
|        | d) Main objectives of the Company                                                                                                                                                                |
|        | e) Name, Photographs and Address of Chairman of the Governing Body / Partners / Directors, etc., The name and designation of photo affixed should be mentioned below the photos                  |
| 4.     | PAN No. and Copy of PAN CARD: <b>AAKPG0747Q</b><br>Copy enclosed                                                                                                                                 |
| 5.     | Name of Bank, A/c. No. IFSC Code and Address of Bank or Banker with which account in terms of Sec. 4(2)(1)(D) of the Act.<br><b>KARUR VYSA BANK, A/C No. 1154115000028110</b>                    |
| 5A.    | A Certificate in original from any Nationalised or Scheduled Bank to be enclosed (format available in the website)<br><b>KARUR VYSA BANK LTD, ANNA NAGAR, CHENNAI-40 LETTER DATED 22/05/2018</b> |
| 6.     | Project Address (S.No. / TS No. / RS No.): <b>LAYOUT PLOT Nos.1 to 8 at Old S.No.600/2, Town S.No.34/1, Paruthipattu Village, Poonamallee Taluk, Thiruvallur District..</b>                      |
| 7.     | Layout / Sub-Division: <b>PLOT Nos.1 to 8</b>                                                                                                                                                    |
| 8.     | Extent of the Land in sq.m.: <b>640.42 Sq.Mtrs</b>                                                                                                                                               |
| 9.     | Details of Approval / NOC / Consent obtained from various Competent Authorities as applicable                                                                                                    |
|        | a) Copy of Planning Permission Approval Letter: <b>AVADI MUNICIPALITY PP No.455/17/F1 DATED 21/07/2017</b>                                                                                       |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

