

RE

REGULATORY RECORD

# RERA Document

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

# FORM ' A '

[ See rule 3 ( 2 ) ]

## APPLICATION FOR REGISTRATION OF PROJECT

To

Tamil Nadu Real Estate Regulatory Authority ( TNRERA )  
No.1A, 1st Floor, Gandhi Irwin Road,  
Chennai - 600 008.



Sir,

I ( K.V.Gopalakrishnan ) hereby apply for the grant of registration of my project to be set up at **KVG AVENUE EXTENSION Sholavaram** Village, Ponneri Taluk, Thiruvallur District, Chennai - 600 067

### 1. The requisite particulars are as under

( i ) Status of the applicant : **Individual**

Photograph

( ii )

( a ) Name : **K.V.Gopalakrishnan**  
( b ) Father's Name : **K. Venkatasubbaiah (Late)**  
( c ) Occupation : **Business**  
( d ) Permanent Address : **No.180, 12th Cross Street,  
Senthil Nagar, Kolathur,  
Chennai - 600 099  
09381035551 mjflnkvg@gmail.com**



( iii ) PAN No. : **AADPG2912L**

( iv ) Name & Address of the Bank : **ICICI BANK** Kolathur Branch, Ch-99  
with which account in terms of : **RERA Retention Account**  
section 4(2)(1)(D) of the Act will be : **No. 218405002105**  
maintained

( v ) Details of Project land

The Layout of House Sites with an extent of **6,550** Sq.m has been formed in Survey Nos. **333/3,4,5** of **Sholavaram** Village, Ponneri Taluk, Thiruvallur District, Chennai 600 067 with in the CMDA limit

( vi ) Details of Approval Obtained

The Development Project with an extent of **6,550** Sq.m has been approved by the CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY vide approval No. **P.P.D. / L.O. No. 47 / 2021 / L1/009/2021** Dt-22-3-2021 ( Copy enclosed )

( vii ) Details of Projects launched in the last 5 years

No projects have been launched, this project is very first one

( viii ) Details of Agency to take up external development works

No Agency appointed, all roads of Layout & Public Purpose 1, 2 ( reservations ) have been formed by and handed over to Local body by gift deed No.3588/2021 dated 16-03-2021@ S.R.O. Redhills

The Roads are developed by self,

( ix ) Registration fee by way of Demand Pay Order 01-11- 2021 dated drawn on **ICICI Bank** , Kolathur Branch, Pay Order No. ' 507720 ' for an amount of Rs. **23,600** calculated as per sub-rule ( 3 ) of rule 3

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

## 2. Enclosers Details

I enclosed the following documents in triplicate, namely ; -

- ( i ) Authenticated copy of the **PAN** card - enclosd
- ( ii ) Audited balance sheet of the promoter for the preceding financial year - enclosd
- ( iii ) Copy of the legal title deed reflecting the title - enclosed
- ( iv ) Details of encumbrances on the land - enclosed
- ( v ) Details of Agreement for devolpment - No,  
Self Development
- ( vi ) The Sanctioned copy of the **LAYOUT PLAN** - enclosd
- ( vii ) The details of execution works in the project - not applicable  
including fire fighting facilities, drinking water facilities, solid & liquid waste management, emergency evacuation services etc.



- ( 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 - Topo Plan enclosed,  
- Google map enclosed
- ( ix ) Proforma of the allotment letter, Sale agreement, Conveyance deed, etc - No agreement, Direct Sale
- ( x ) Type & No, The carpet area of apartments - Not applicable
- ( xi ) No & area of covered car parking in project - Not applicable
- ( xii ) No & area of open car parking in project - Not applicable
- ( xiii ) Undivided shares pertaining details - Not applicable
- ( xiv ) Name, address, email id, phone No of agents - Not applicable
- ( xv ) Name, address, email id, phone No of HAVC & Geo consultants, etc - Not applicable

### FORM ' B '

3. I ( K.V.Gopalakrishnan ) solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.



Your's faithfully  
( K.V.Gopalakrishnan )

Date : 02 - 11 - 2021

Place : Chennai

# 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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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

