

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.

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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 10<sup>th</sup> Avenue, (Door No.36, 11<sup>th</sup> 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, 3<sup>rd</sup> 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 : 11<sup>th</sup> Avenue Harrington Road  
SOUTH BY : 10<sup>th</sup> 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](http://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;
- |   |   |                                 |
|---|---|---------------------------------|
| <b>Fire Fighting Facilities</b>           | : | <b>Not applicable</b>           |
| <b>Drinking water facilities:</b>         |   | <b>Metro water</b>              |
| <b>Soilid and liquid waste Management</b> | : | <b>Water and Sewerage Board</b> |
| <b>Emergency Evacuation Services</b>      | : | <b>Not applicable</b>           |

**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,  
Signature and Seal of the applicant

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\*  
Name and Photograph and address of  
Chairman or the Governing Body / Partner  
/ Director etc.,\*

Main objects\*

enclosed
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
MoA & AoA enclosed

Previous Project Details (Last 5 Years only)

Project Name*	SUNFALL	Project Description (Max 500 Characters)	Stilt + 4 floors, 8 apartments, 24000 sq.ft.
Current Status	completed	State	Tamil Nadu
Category of Building	Residential	District*	Chennai
Is there any Case Pending	No	Pincode	600 034
Address	No.30, Kothari Road, Nungambakkam, Chennai – 600 034		

Project Detail

Project Name	GULMOHAR TERRACE	Project Description	Enclosed
Category of the Building	Special Buildings (Joint Development)	Project Status	Foundation completed
Project Commencement Date	April 2017	Project End Date	September 2018
Plot Extent	1299.31 sq. mtr.	Total Covered area (Sq Mt)	8275.8 sq.mtrs.
Total Open area (Sq Mt)	5709.9 sq.mtrs.	Project address Line 2	Door No.36, 11 <sup>th</sup> Avenue, Shenoy Nagar, Chennai – 600 031.
Project address Line 1	Old Door No.16, New Door No.2, Harrington Road	Tehsil/Sub District	Egmore Nungambakkam Taluk, Periamet
District	Chennai	Total area of open Parking (Sq Mt)	
No of Open Parking		Total area of Covered Parking (Sq Mt)	250 sq. mtrs.
No of Covered Parking	20		



*Development Details*

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

**If it is other than Residential**

Office / Shops / Departmental Stores etc.,	<b>nil</b>	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	<b>Highways / Corporation / Other Roads</b>	Water Supply	<b>Bore water &amp; Corporation water</b>
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

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*Project Architects*

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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

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*Structural Engineers*

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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	<b>G.K.Shetty Builders Pvt. Ltd.</b>
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	<b>Gkshetty1955@gmail.com</b>
Address Line 2	Chennai – 600 031.
District	Chennai
Year of Establishment	1955