

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

.. - 5135

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

Sir,

We hereby apply for the grant of registration of our project - **KPN SILVERWOOD** at Survey No.104/1D, Plot No.26 & 27, Priya Nagar – IV, Urupakkam Village, Urupakkam panchayat, Kattankulathur panchayat Union, Chengalpattu Taluk, Kancheepuram District, Tamil Nadu – 603 210.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether Individual / **Company** / Proprietorship firm / societies / Partnership firm / Limited Liability Partnership (LLP) / competent authority;
- (ii) In case of Individual
- (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 : **KPN PROMOTERS PRIVATE LIMITED**
- (b) Address : 48A, Karanipuduchery Main road,  
Urapakkam, Tamilnadu – 603 210.  
Land Line : 044-47434456  
Email: kpnlandpromoters@gmail.com

For KPN PROMOTERS PVT LTD

Managing Director

N. B. B.

- (c) Copy of registration Certificate : Enclosed
- (d) Main objects : Real Estate
- (e) Name, photograph and address of chairman of the governing body / partners / **director** etc.

Name : Mr. V. Kanniappan  
 Father Name : Mr. Veerabadran Mudaliar  
 Address : Plot No.47, Hindu Avenue,  
 Karanaipuduchery, Urapakkam – 603 202  
 Mobile No: 9941992132  
 Email: kanniappan16@gmail.com

Photo :

For KPN PROMOTERS PVT LTD



Managing Director



Land Owner – (1)

- (A) Name : Mr. V. KANNIAPPAN
- (B) Father's Name : Mr. Veerabadran Mudaliar
- (C) Occupation : Real Estate
- (D) Permanent Address : Plot No.47, Hindu Avenue,  
 Karanaipuduchery, Urapakkam – 603 202  
 Mobile No: 9941992132  
 Email: kanniappan16@gmail.com

(E) Photograph :

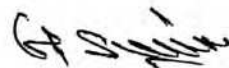


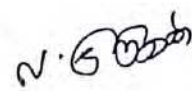
For KPN PROMOTERS PVT LTD



Managing Director







## Land Owner – (2)

- (A) Name : **Mr. G. SRINIVASAN**
- (B) Father's Name : Mr. P. Govindan
- (C) Occupation : Business
- (D) Permanent Address : No.166, Mahalakshmi Nagar,  
Nandhivaram,  
Kancheepuram – 603 202  
Mobile : 8428940869  
Email : srinivasansrinivasan12430@gmail.com
- (E) Photograph :



G. Srinivasan

## Land Owner – (3)

- (A) Name : **Mr. N. MURUGAN**
- (B) Father's Name : Mr. M. Natarajan
- (C) Occupation : Business
- (D) Permanent Address : Plot No.7, Narayanan Street,  
Karanaipuduchery – 603 202  
Mobile : 9841987745  
Email : murugan0918@gmail.com
- (E) Photograph :



N. Murugan

For KPN PROMOTERS PVT LTD

  
Managing Director





N. Murugan

- (iii) PAN No.AAFCK7002E : KPN PROMOTERS PRIVATE LIMITED  
 PAN No.AZOPK5530G : V. KANNIAPPAN  
 PAN No.BSWPS1593M : G. SRINIVASAN  
 PAN No.CTPPM4216C : N. MURUGAN

- (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:

- \* Bank Certificate Enclosed
- \* Details are –
  - Name : KPN PROMOTERS PRIVATE LIMITED
  - Bank : ICICI BANK
  - Account No : 321805000600
  - Branch : Urappakkam
  - IFSC Code : ICIC0003218

- (v) Details of project land held by the applicant:

- \* Plot No. 26 & 27, measuring an extent of 4,444 square feet (4,440 square feet as per document), comprised in Survey Number 104/1D of Priya Nagar Part – IV, Urappakkam Village, Chengalpattu Taluk, Kancheepuram District, DDCP Approval No.996/94

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

- \* Approved by the Deputy Director, Town and Country Planning, Chengelpet, Planning Permission No. 30/2019 in letter No. 3257/2019, dated 03-07-2019 and the Block Development Officer, Katankulathur Panjayath Union, Building Permission No.61/19-20 in letter No.61/19-20 dated 02-08-2019.

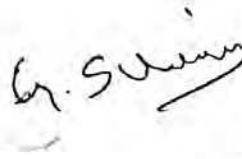
- (vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.:

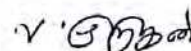
- \* KPN PROMOTERS PRIVATE LIMITED : Enclosed the details ✓
- \* V. KANNIAPPAN : Enclosed the details
- \* G. SRINIVASAN : This is my first project
- \* N. MURUGAN : This is my first project

For KPN PROMOTERS PVT LTD

  
 Managing Director







- (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 26/08/2019 drawn on ICICI BANK, Urapakkam Branch, bearing no. 504185 for an amount of Rs.16,100/- calculated as per sub-rule (3) of rule 3

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

2. 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:

\* KPN PROMOTERS PRIVATE LTD : Enclosed  
 \* V. KANNIAPPAN : Enclosed  
 \* G. SRINIVASAN : Enclosed  
 \* N. MURUGAN : 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 is 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;

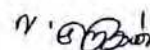
\* Enclosed

For KPN PROMOTERS PVT LTD

  
 Managing Director







- (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.

\* Joint Venture Agreement has been 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;

\* Enclosed Building Plan

- (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;

- Approved by the Deputy Director, Town and Country Planning, Chengelpet, Planning Permission No. 30/2019 in letter No. 3257/2019, dated 03-07-2019 and the Block Development Officer, Katankulathur Panjayath Union, Building Permission No.61/19-20 in letter No.61/19-20 dated 02-08-2019.

- (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

\* Rain Water Harvesting, Borewell and Municipal Water Supply, Septic Tank.

- (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

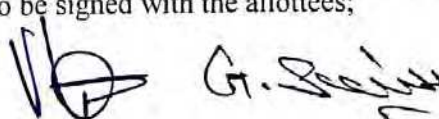
\* Enclosed

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

for KPN PROMOTERS PVT LTD



Managing Director



G. Srinivas

- \* Draft Agreement for Sale and Draft Agreement for Construction has been Enclosed

(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 the details in prescribed format

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

- \* Number of Covered Car Parking - NIL

- \* Number of Covered Two Wheeler Parking - 12 nos

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

- \* NIL

(xiii) Details of Undivided Shares pertaining to the project

- \* Details has been enclosed along with carpet area statement

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

- \* Self Marketing

(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;-

- \* Structural Engineers

Name : Dr.P.R.KANNAN RAJKUMAR ✓  
 Office Address : 27,MARUDHAPANDIAR STREET,  
 CHITTALAPAKKAM, CHENNAI- 64.  
 Land Line Number  
 Registration Number : M – 150483-5  
 Mobile Number : 9444639272  
 Email ID : kannan.struct@gmail.com

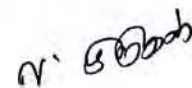
For KPN PROMOTERS PVT LTD



Managing Director







\* Site Engineers

Name : P.PEARACHI.  
Mobile Number : 7530098736  
Email Id : pearachi.projecthead@kpnpromoters.com

(xvi) A declaration in FORM 'B'.

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

Dated: 27/08/2019  
Place: Chennai

Yours faithfully,

For KPN PROMOTERS PVT LTD

  
Managing Director



Signature and seal of the applicants



**KPN PROMOTERS**  
you're in safe hands !

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Phone

+91 44 4743 4456 / 57

Email

kpnlandpromoters@gmail.com

Website

www.kpnpromoterspvtltd.com

Date 27/08/2019

## KPN PROMOTERS

### Our Completed Project Details

| S. No. | Project Name                    | Location       | Survey No                                        | No of Units |
|--------|---------------------------------|----------------|--------------------------------------------------|-------------|
| 1      | Hindu Avenue                    |                |                                                  | 1           |
| 2      | Pine Wood II                    |                |                                                  | 1           |
| 3      | KPN Platinim city               | Urappakkam ✓   | 332/1A, 332/2B, 333/2                            | 7           |
| 4      | Sri Saibaba Nagar<br>Urappakkam | Urappakkam ✓   | 386/1C, 1D2, 4A1A, 4A1B, 4A2A, 4A2B, 4A3, 386/4B | 54          |
| 5      | Sairam Nagar                    | Venkatapuram ✓ | 144 /1A, 1B, 2                                   | 25          |
| 6      | Crystal Paradise                | Guduvancheri ✓ |                                                  | 8           |
| 7      | Diamond Hill                    | Revathipuram   |                                                  | 1           |
| TOTAL  |                                 |                |                                                  | 97          |

For KPN PROMOTERS PVT LTD

Managing Director

**KPN Promoters Private Limited**

**Corporate Office**

# 48-A, Karanaipuduchery main road,  
Urappakkam - 603 210



# K.P.N. Promoters

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*You're in safe hand!*

No. 48-A, Karanaipuduchery Main Road, Urappakkam - 603 210.

Mobile : 99419 92132 / 92825 0113

E-Mail : kpnlandpromoters@gmail.com Website : www.kpnlandpromoters.com

Date : .....

## KPN PROMTERS

### Our Completed Project Details

| S.No. | Project Name                 | Location     | Survey No                                 | No of Units |
|-------|------------------------------|--------------|-------------------------------------------|-------------|
| 1     | Sairam Nagar                 | Urappakkam   | 169/3,172/1A                              | 5           |
| 2     | Sairam Nagar Extn            | Urappakkam   | 172/1B                                    | 4           |
| 3     | KPN Platinim city            | Urappakkam   | 332/1A, 332/2B,333/2                      | 2           |
| 4     | Sri Saibaba Nagar Urappakkam | Urappakkam   | 386/1C,1D2,4A1A,4A1B,4A2A,4A2B,4A3,386/4B | 34          |
| 5     | Sairam Nagar                 | Venkatapuram | 144 /1A,1B,2                              | 6           |

For KPN PROMOTERS

Proprietor

# 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  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

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