Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

Date: 26.04.2023

To

The Real Estate Regulatory Authority
1st Floor, CMDA Building,
Thallamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore
Chennai – 600008, TAMIL NADU

Dear Sir,

(REF: Online Application No. _____)

I hereby apply for the grant of registration of our project "PANDIAN TOWER", the Construction of Commercial Building with Stilt Floors office building with Premium FSI at Plot No.583, 1st Main Road, Arignar Anna Nagar, Chennai – 600 040, comprised in Old Survey No.47 Part, 2/1A, 2/1B, 2/5, 2/6, 2/7, 2/8 Part, T.S.No.36/1, Block No.5, Periyakudal Village, Chennai District, within Greater Chennai Corporation Limits, Tamil Nadu State.

1. The requisite particulars are as under:-

(i) Status of the applicant	:	Individual – Own Building
(ii) In case of individual –		
(a) Name	:	Mr. P.H. Vinodh Pandian, Mr. P.H. Arvindh Pandian, Mr. P.H.Manoj Pandian, Mr. P.H. Naveen Pandian, Mrs. Dr.Devamani Pandian
(b) Father's Name	:	Mr.P.H. Pandian
(c) Occupation	:	Self Employed
(d) Permanent address	:	DABC Abhinyam, Phase III, Block D3, Flat No.2 Sri Ram Nagar, Nolambur, Chennai - 600095 Mobile : 9710948847. Mail ID : enyesyes@gmail.com
(e) Photograph	:	Enclosed
(iii) Individual PAN No.	:	AGMPP8850F (Mr P H Vinodh Pandian)

1. P.H.V
2. P.H.M...
3. P.H.A...
4. P.N. Pandian
5. Devamani Pandian

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained

NIL – (Building construction completed – CC to be obtained)

(v) Details of project land held by the applicant

Plot No.583, 1st Main Road, Arignar Anna Nagar, Chennai – 600 040, comprised in Old Survey No.47 Part, 2/1A, 2/1B, 2/5, 2/6, 2/7, 2/8 Part, T.S.No.36/1, Block No.5, Periyakudal Village, Chennai District.

(vi) Details of Approval obtained from Various Competent Authorities : Not Applicable – Own Commercial Building the name as "PANDIAN SQUARE".

Enclosed the following

Planning Permit	**: PP/NHRB/282/2021, dated 15-09-2021**
Building License	**: CEBA/WDCN08/00312/2021, dated 23-09-2021**
Plan Submission No.	**: CMDA/PP/NHRB/N/0356/2021**
Approved plan with local body seal	**: Attached**

(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.

NOT APLICABLE

(viii) Agency to take up external development works -

Self Development (Building Completed)

(ix) Registration fee _____ has paid on _____ by way of Online payment and the acknowledgement is attached for your kind perusal. The payment has calculated as per sub-rule (3) of rule 3;

(x) Registration Applied for : Project title "PANDIAN SQUARE"

(xi) Usage of the Building : Own Commercial Building for Office usage

(xii) Extent of the Land in Sq.Mtrs : 509.10 Sq.Mtrs

(xiii)Any other information the applicant may like to furnish. - Nil-

2. I/we enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the owner (any one person); -

1. 3. 5

2. 4.

AGMPP8850F (Mr P H Vinodh Pandian)

(ii) Annual Return of the promoter for the preceding financial year (any one);

The promoter Mr P H Vinodh Pandian's ITR for three year is 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; -

Not Applicable – Commercial Building constructed by own usage & Rental

(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; -

Not Applicable – Commercial Building constructed by own usage & Rental

(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 – Commercial Building constructed by own usage & Rental

(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

(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;

Yes

(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;

Fire fighting Facilities	–	Spl. Building Not applicable
Drinking Water Facilities	–	Bore well & Metro Water Connection
Sewage Disposal	–	Sewage connection will be obtained @ CMWSSB
Solid & Liquid Waste Management	–	Waste Bins will be installed
Emergency Evacuation Services	–	Spl. Building not applicable

1. 2. 3. 4. 5.

Renewable Energy – Rooftop Solar panels will be installed

(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;

Project – PANDIAN TOWER

Lat Long : 13.086223, 80.22367
GPS Coordinates : 13°05'10.3"N 80°13'24.9"E

Source - https://www.latlong.net/)



Lat long
(13.086223, 80.22367)

GPS Coordinates
13°05'10.3"N 80°13'24.9"E

SOURCE - https://www.google.com/maps

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

NOT APPLICABLE

1. P.N.V

2. A.A.M...

3. P.M.M

4. P.N. Pandian

5. Devaraani Pandian

(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;

Carpet Area Statement

Sl.No.	Block	Floor	Flat No.	Type	RERA Carpet Area (sec 2(k))(sq.mt.	Exclusive Balcony	Exclusive Verandah / Utility / Service / Open Terrace (sq.mt)	Proportionate Common Area (Sq.Mt.)	Total Area (Sq.Mt.)	UDS land (Sq.Mt.)	Car parking (Nos.)		Two wheeler parking (Nos.)	
											Covered	Open	Covered	Open
1		First Floor	1	Office	200.10	0.00	0.00	60.77	260.87	101.82	2		2	6
2		Second Floor	2	Office	200.10	0.00	0.00	60.77	260.87	101.82	2		2	6
3		Third Floor	3	Office	200.10	0.00	0.00	60.77	260.87	101.82	2		2	6
4		Fourth Floor	4	Office	200.10	0.00	0.00	60.77	260.87	101.82	2		2	6
5		Fifth Floor	5	Office	200.10	0.00	0.00	60.77	260.87	101.82	2			8
									Visitors Parking				8	32
		GRAND TOTAL			1000.50	0.00	0.00	303.85	1304.35	509.10	10		40	

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

10 Nos - Area – 1000.50 Sq.Mtrs

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

Covered Car Parking : 10 Nos, Covered Two Wheeler Parking 8 Nos and Open Two Wheeler Parking 32 Nos

(xiii) Details of Undivided Shares pertaining to the project;

The property Plot No.583, 1st Main Road, Arignar Anna Nagar, Chennai – 600 040, admeasuring 2 grounds and 680 Sqft., comprised in Old Survey No.47 Part, 2/1A, 2/1B, 2/5, 2/6, 2/7, 2/8 Part, T.S.No.36/1, Block No.5, Periyakudal Village, Chennai District is each owing a 1/5 of undivided share of Mr. P.H. Vinodh Pandian, Mr. P. H. Arvindh Pandian, Mr. P.H.Manoj Pandian, Mr. P.H. Naveen Pandian, and Mrs. Dr.Devamani Pandian

1. 3. 5.

2. 4.

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

NIL

(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;

Architects & Licensed Surveyor	:	**Mr Prasanth S Kharche** **(Regn No. RA/Gr-I/19/03/091)** **Plot No.20, Shaffee Mohammed Road** **Thousand Lights, Chennai – 600 006** **Cell : 9884049364**
Structural Engineers Grade-I, CMDA	:	**Mr P Pradeep, Structural Engineer,** **Reg No.SE/GR-I/19/07/184** **RSE 100932019, dt. 03/02/2020** **E2, 607, Purva Woindermore, Pillikaranai** **Chennai – 600100, Mobile : 9500702114**
Contractors	:	**Self Development**
(xvi) A declaration in FORM 'B'.	:	ATTACHED SEPARATELY
(xvii) Validity of Planning Permit	:	14.09.2026
(xviii) Project Completion Date	:	31.12.2023

1. 3. 5.

2. 4.

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

Dated: 26.04.2023

Place: Chennai

Yours faithfully,



P.H. Arvindh Pandian

2.



P. H. MANOJ PANDIAN

3.



P.H. VINODH PANDIAN

1.



P.H. NAVEEN PANDIAN

4.



Dr.Devamani Pandian

5.

Enclosures – As above

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.