

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.



FORM "A"

{See rule 3 (2)}

Application for Registration of Project

To:

2075

Tamil Nadu Real Estate Regulatory Authority (TNRERA)

No. 1 - A, 1<sup>st</sup> floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai - 600 008

K.G. Pandian

Mobile No. 98410 57959

Mail id: kgpgroups123@gmail.com

Sir,



I / We hereby apply for the grant of registration of my / our project to be set up at **Sholinganallur Village, Sholinganallur Taluk, Kancheepuram District**

1. The requisite particulars are as under:-

- i. Status of the applicant, whether **individual** / Company b/ Proprietorship firm / Societies / Partnership firm / Competent authority;
- ii. In case of Individual -
  - a) Name : **K.G. Pandian**
  - b) Father's name : **Karuppiah Thevar**
  - c) Occupation : **Business**
  - d) Permanent address : **No. 6, 2<sup>nd</sup> floor, Vijay Deluxe Apartments, C.I.T. Colony 1<sup>st</sup> Main Road, Mylapore, Chennai - 600 004**

e) Photograph : **Affixed**

OR

In case of firm / Societies / Trust / Companies / Limited Liability Partnership / Competent authority -

- a) Name
- b) Address
- c) Copy of Registration certificate
- d) Main objects
- e) Name, photograph and address of Chairman of the Governing body / Partners / Directors etc.

III. PAN No. **AGXPP9817H**

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 -  
**Current Account No. 801920110000937, IFSC Code BKID0008019, Bank of India, Usman Road Branch, T. Nagar, Chennai - 600 017**

- V. Details of Project land held by the applicant - Survey Nos. 311/1B and 311/1C at Sholinganallur, Chennai - 600 119, situate at Ward No. 198 of Sholinganallur Village, Sholinganallur Taluk, Kancheepuram District
- VI. Details of Approval obtained from various Competent Authorities for commencing the Project - Planning Permit No. SD/WDCN15/0126/18 and Layout approval No. LA/WDCN15/00009/2018 both dated 04.07.2018 issued by the Commissioner, Greater Chennai Corporation
- VII. Brief details of the

# 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.

---

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](mailto: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.

