

RE

REGULATORY RECORD

RERA Document

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Form 'A'
(See rule 3(2))



Application for Registration of Project

From
K.S Ganesh
No 18 East Abiramapuram
1st Street, Mylapore
Chennai - 600004



K. S. GANESH

To
The Real Estate Regulatory Authority
No 1A, 1st Floor Gandhi Irwin Bridge Road,
Egmore, Chennai -600008

Sir,

Sub: TNRERA-Layout-CMDA-Laying out of house sites in S.Nos 535/1, 2A, part & 2B of Tirumudivakkam Village, Kundrathur taluk, Kundrathur Panchayat Nion, Kancheepuram District-Layout approval No 132/2020.

I hereby apply for the grant of registration of my project to be set up at Kundrathur Taluk, Kanchipuram District, Tamil Nadu State.

1. The requisite particulars are as under:-

- (i) Status of the applicant – Individual
- (ii) (a) Name- K.S Ganesh
(b) Father's Name – K.Srinivasan
(c) Occupation – BUSINESS
(d) Permanent Address – No 18, East Abiramapuram, 1st street, Mylapore Chennai – 600004 MOBILE: 9382582520
MAIL ID: varun03@gmail.com
- (iii) Pan No: AEAPG5930P (Copy enclosed)
- (iv) Name and Address of the Bank: City Union Bank, No 51 old No 12 Ashok Manasarovar 1st Avenue 100 feet Road. Ashok Nagar, Chennai – 600083

- (v) Details of project land held by the applicant (Copy Enclosed)
- (vi) Details of Approval obtained from various competent authorities for commencing the project (Copy Enclosed)
- (vii) Registration fee by way of a demand draft date 11.08.2021 drawn on City Union Bank bearing no 00041446 for an amount of **Rs 16,645** calculated as per sub-rule(3) of rule 3

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

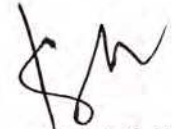
- (i) Authenticated copy of the PAN card of the promoter (Copy Enclosed)
- (ii) Audited balance sheet of the promoter for the preceding financial year; (Copy Enclosed) - **IT RETURNS - 3 YEARS.**
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; (Copy Enclosed)
- (iv) The details of encumbrances on 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 promoted and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed; (Copy Enclosed)
- (v) 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;



- (vi) 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;
 - (vii) A declaration in FORM 'B'.
3. I solemnly affirm and declare that the particulars given in herein are correct to my knowledge and belief.

Dated: 12.08.2021

Place: Chennai

A handwritten signature in black ink, consisting of a stylized 'S' followed by a series of loops and a final flourish.

Yours Faithfully

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

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

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

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,
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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.

