

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. Arvinth 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. Vinodh Pandian

2. P.H. Arvinth Pandian

3. P.H. Manoj Pandian

4. P.H. Naveen Pandian

5. Devamani Pandian

(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

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 APPLICABLE

(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

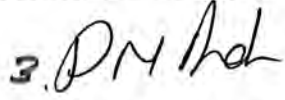

(xii) Extent of the Land in Sq.Mtrs : 509.10 Sq.Mtrs

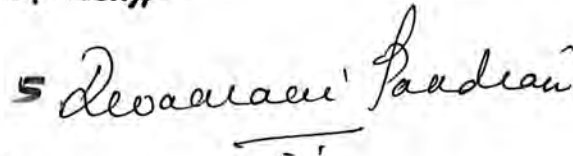
(xiii) Any other information the applicant may like to furnish. - Nil-

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

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

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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/>

Google Maps



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. V

3. P. M. R. D.

5. Devaaram Pandian

2. A. A. M.

4. P. N. R.

(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;

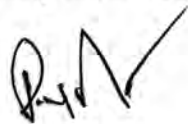
10 Nos - Area – 1000.50 Sq.Mtrs

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

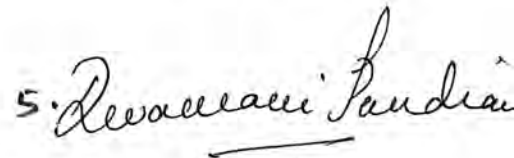
Covered Car Parking : 10 Nos, Covered Two Wheeler Parking 8 Nos and Open Two Wheeler Parking 32 Nos

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

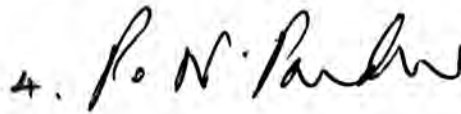
The property Plot No.583, 1st Main Road, Arignar Anna Nagar, Chennai – 600 040, admeasuring 2 grounds and 680 Sqft., comprised in Old Survey No.47 Part, 2/1A, 2/1B, 2/5, 2/6, 2/7, 2/8 Part, T.S.No.36/1, Block No.5, Periyakudal Village, Chennai District is each owing a 1/5 of undivided share of Mr. P.H.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

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(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. P.A. ✓

2. P.A. ✓

3. P.N. ✓

4. P.N. ✓

5. Devarajan ✓

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,

* A.A. Arvindh * P.H. Manoj * P.H. Vinodh * P.H. Naveen * Dr. Devamani Pandian



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