

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

FORM 'A'
[Sec rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

1956

The Principal Secretary to Govt,
Housing & Urban Development Dept and Chairperson,
The Real Estate Regulatory Authority
(TNRERA) 1st Floor
No-1, Gandhi Irwin Road, Egmore,
Chennai-600008.



Sir,

We hereby apply for the grant of registration of our project to be set up at Door No. 1/1, (Block No.A-1 To A-24) Anna Main Road, Jayabaratham Street, Raja Ram Colony, Kodambakkam, Chennai-600024. Comprised In T.S.No.70/6, 71/5 (patta) Block No -44, of puliyur

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

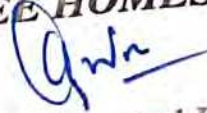
- (a) Name :KCEE HOMES LLP
- (b) Address: 17, Third Cross Street, West Cit Nagar, Chennai-600035
- (c) Copy of registration certificate
- (d) Main objects
- (e) Name L.Chandrasekaran

(iii) PAN No. 

(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 ANDHRA BANK, ASHOK NAGAR

(v) Details of project land held by the applicant KCEE HOMES LLP

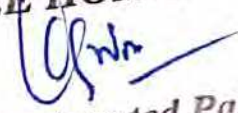
(vi) brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending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

For KCEE HOMES LLP

Designated Partner

- (5)
- (vii) Agency to take up external development works CMWSSB Local Authority / Self Development;
 - (viii) Registration fee by way of a demand draft dated 20.04.2019 drawn on bearing no. 005386 for an amount of Rs.67538/- calculated as per sub-rule (3) of rule
 - (ix) Any other information the applicant may like to furnish.

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

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial 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;
- (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;
- (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;
- (vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;
- (vii) 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;
- (viii) 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, emergency evacuation services, use of renewable energy;
- (ix) 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;

For KCEE HOMES LLP

Designated Partner

- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;
- (xii) the number and areas of garage for sale in the project;
- (xiii) the number of open parking areas available in the real estate project;
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project;
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- (xvi) a declaration in FORM 'B'.

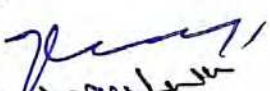
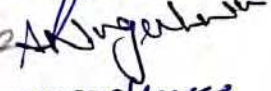
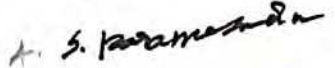
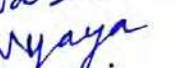
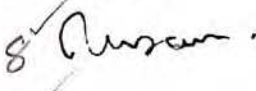
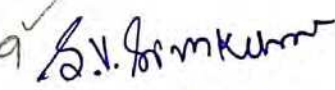
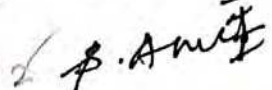
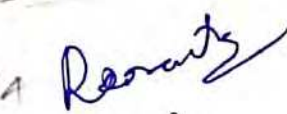
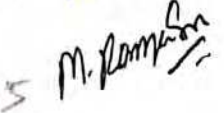
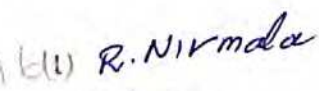
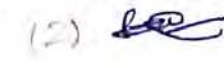
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

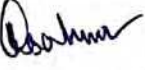
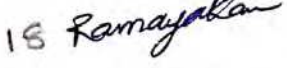
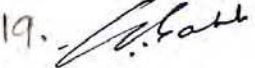
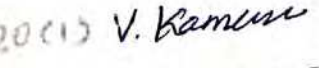
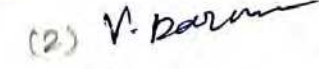
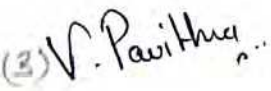
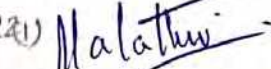
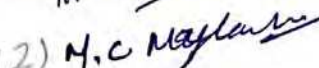
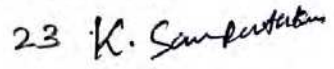
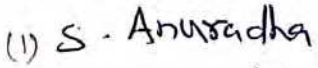
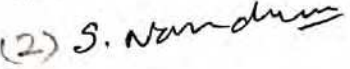
Dated:
Place:

For KCEE HOMES LLP

Designated Partner

Yours faithfully,
Signature and seal of the applicant(s)

- (1) 
- 2 
- 3 (1) 
- 2
- 4 
- 5 (1) 
- (2) 
- (3) 
- (4) 
- (5) 
- (6) 
- 6
- (7) 
- 8 
- 9 
- 10 
- (11) 
- 12 
- 13 
- 14 
- 15 
- 16 (1) 
- (2) 

- 17 
- 18 
- 19 
- 20 (1) 
- (2) 
- (3) 
- 21 (1) 
- (2) 
- 22 (1) 
- (2) 
- 23 
- 24
- (1) 
- (2) 

Project Registration Form

Promoter Details



Name of the Firm /
Company*

KCEE HOMES LLP

Address*

NO .17, THIRD
CROSS
STREET, WEST CIT
NAGAR, CHENNAI-
35

Mobile No*

9790888438

Telephone No

044 24350413

FAX Number

E Mail

kceehomesllp@gmail.
com

State*

Tamil Nadu

Pin code*

600 035

Copy of the Registration Certificate*

AAB-1540

Name and Photograph and address of
Chairman or the Governing Body / Partner
/ Director etc.,*

L.Chandrasekaran

Main objects*

For KCEE HOMES LLP


Designated Partner

Project Detail

Project Name	KCEE
Category of the Building	RESIDENTIAL
Project Commencement Date	26/01/2019
Plot Extent	1902 SQ.Mt
Total Open area (Sq Mt)	1014.65
Project address Line 1	Block No.1/1, Door No.A-1 To A-24, Anna Main Road, Jayabharatham Street, Rajaram Colony, Kodambakkam, Chennai-6000024
District	Chennai
No of Open Parking	6
No of Covered Parking	31

Project Description	Residential Building
Project Status	SHELL COMPLETED
Project End Date	26.09.2020

Total Covered area (Sq Mt)	887.35
Project address Line 2	Block No.1/1, Door No.A-1 To A-24, Anna Main Road, Jayabharatham Street, Rajaram Colony, Kodambakkam, Chennai-6000024
Tehsil/Sub District	
Total area of open Parking (Sq Mt)	75
Total area of Covered Parking (Sq Mt)	387.5

Development Details

Type of Dwelling Unit	Residential
Carpet Area (Sq Mt)	3376.89
Area of exclusive Open terrace if any (Sq Mt)	

Total No. of Dwelling Unit	36 units
No of Dwelling Unit Available for Sale	12 units
Area of exclusive balcony/verandah (Sq Mt)	

If it is other than Residential

Office / Shops /
Departmental Stores etc.,

NIL

Carpet area (Sq Mt)

NIL

Area of exclusive Open
terrace If any (Sq Mt)

NIL

Total Floor Area

NIL

Available for Sale

NIL

Area of exclusive
balcony/verandah (Sq Mt)

NIL

External Development Work

Road System

Highways / Corporation /
Other Roads

Sewage and Drainage
System

WILL BE CONNECTED TO
CMWSSB

Solid Waste Management
and Disposal

Water Supply

METRO WATER

Electricity Supply
Transformers and Sub
Station

TRANSFORMERS

Project Bank Details

Bank Name

ANDHRA BANK

Account No

001911100002528

State

TAMILNADU

Branch Name

ASHOK NAGAR

IFSC Code

ANDB0000019

District

CHENNAI

Project Architects

Architect Name	KALPANA R SHANMUGAM
MCA No.	CA\96
Mobile No.	9840049628
Address Line 1	NO-17,3 RD CROSS STREET,WEST CIT NAGAR,CHENNAI-600035
State	TAMIL NADU
Pin Code	600035
Key Projects Completed	

E Mail ID	kalpanasarchietects@gmail.com
Address Line 2	
District	
Year of Establishment	
District	

Structural Engineers

Engineer Name	C.KANNAN
If Registered in any Corporation / Local Body License No.	CLASS-I Nc:1816
Mobile No.	9841249815
Address Line 1	DOOR NO:21, 4 TH MAIN ROAD, INDIRA NAGAR, CHENNAI-600020
State	TAMIL NADU
Pin Code	600020
Key Projects Completed	

E Mail ID	Kannankds2007@gmail.com
Address Line 2	
District	
Year of Establishment	
District	



T. Pazhanikumar 23
 No: A-1, Rajaram Colony, Kodambakkam.
 Chennai - 600024.
 Phno: x 9840753378
 Sign:

PAN:



A. Nageshwari
 No: A-1, Rajaram Colony, Kodambakkam
 Chennai - 600024
 Phno: x 9840753379
 Sign: PAN: ABR PNE247J



M. Sivakumar
 No: A-2, Rajaram Colony, Kodambakkam
 Chennai - 600024.
 Ph no: x 9841433483
 Sign:

PAN: AUG PS1698A



S. Kanchanamela.
 No: A-3, Rajaram Colony, Kodambakkam
 Chennai - 600024
 Ph no: x 9176572310
 Sign:

PAN: CQICPS4546K



S. Narendray Sivanandan
 No: A-3, Rajaram Colony, Kodambakkam
 Chennai - 600024
 Phno: x 9176572310
 Sign:

PAN:



S. Parameswaran.

No: A-4, Rajaram Colony, Kodambakkam.

Chennai - 600024

Ph no: x

Sign: S. Parameswaran



A. SUBBIAH

No: A-5 Rajaram Colony, Kodambakkam.

Chennai - 600024.

Ph no: 9444052035

Sign: Subbiah



A. Ramanathan

No: A-5, Rajaram Colony, Kodambakkam.

Chennai - 600024

Ph no: x Ramanathan

Sign: x



A. VASANTHA.

No: A-5, Rajaram Colony, Kodambakkam

Chennai - 600024

Ph no: x

Sign: x Vasantha



⑬ ②⑦
Vijaya.

No: A-5, Rajaram Colony, Kodambakkam
Chennai - 600024.

Phno: - x

Sign: x Vijaya



Karthik. V.

No: A-5, Rajaram Colony, Kodambakkam
Chennai - 600024.

Phno: x

Sign: x Karthik



Rekha Viswanathan. V.

No: A-5, Rajaram Colony, Kodambakkam
Chennai - 600024

Phno: x

Sign: x Rekha Viswanathan



P.R. Varadarajulu.

No: A-6, Rajaram Colony, Kodambakkam.
Chennai - 600024.

Phno: x

Sign: x P.R. Varadarajulu

PAN: AABPW 9563A



I. prema.

No: A-7, Rajaram Colony, Kodambakkam
Chennai - 600024

Phno: - x 9940016135 Sign: x

PAN: AABPI 58350

I. prema



8. Uma Sekar (29)

No: A-8, Rajaram Colony, Kodambakkam.
Chennai - 600024

Phno: 9444 2086 39

Sign: *Uma Sekar*

PAN: ARKPU682UG



V. Siva Kumar.

No: A-9, Rajaram Colony, Kodambakkam
Chennai - 600024.

Phno: 98401 27161

Sign: *V. Siva Kumar*

PAN: AAWP53685B



A. Gopalakrishnan.

A-10, Rajaram Colony, Kodambakkam
Chennai - 600024

Phno: x

Sign: *A. Gopalakrishnan*

PAN: ABMPL 2351H

MOB 9566030356



S. Badrinarayana.

No: A-11, Rajaram Colony, Kodambakkam
Chennai - 600024

Phno: 98407 13252

Sign: *S. Badrinarayana*

PAN: AJOPB1289M

PAN: AJEPA 0687P



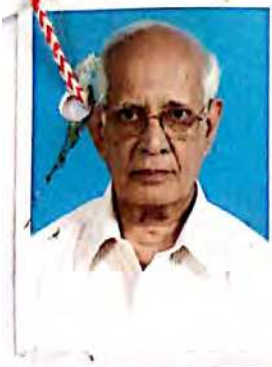
S. ARAVIND

No: A-12, Rajaram Colony, Kodambakkam
Chennai - 600024

Phno: x

Sign: *S. Aravind*

(31)



K. C. Kailasam

No: A-13, Rajaram Colony, Kodambakkam

Chennai - 600024

Phno: x

Sign: Y K. Kailasam

PAN: AHUPK 3872D



R. Doraisamy

No: A-14, Rajaram Colony, Kodambakkam

Chennai - 600024

Phno: 09869 073266

Sign: R. Doraisamy

PAN: ABIRPR20592



M. Rama Subramaniam

No: A-15, Rajaram Colony, Kodambakkam

Chennai - 600024

Phno: x 9784859546

Sign: M. Rama Sub

PAN: AACPM6950B



R. NIRMALA

No: A-16, Rajaram Colony, Kodambakkam

Chennai - 600024

Phno: x

Sign: R. Nirmala

PAN: ATEPNQ041R



R. Sai Krishna

No: A-16, Rajaram Colony, Kodambakkam

Chennai - 600024

Phno: x

Sign: x Sai

PAN: DIIP S8194A



E. V. Ram Mohan.

No: A-17, Rajaram Colony, Kodambakkam
Chennai - 600024

Phno: 9444412350

Sign: *

(Signature)

PAN: AAJPR6522K



S. Ramya Kannan.

No: A-18, Rajaram Colony, Kodambakkam
Chennai - 600024

Phno: *

Sign: * S. Ramayakannan

PAN: *



A. M. Meera Sahib

No: A-19, Rajaram Colony, Kodambakkam.
Chennai - 600024

Phno: *

Sign: *

PAN: AFXPM 0493H

(Signature) Sait

PAN: *

PAN: BFFPK2221E



V. Kamini

No: A-20, Rajaram Colony, Kodambakkam
Chennai - 600024

Phno: *

Sign: * V. Kamini

PAN: *



V. Prem Anand

No: A-20, Rajaram Colony, Kodambakkam
Chennai - 600024

Phno: *

Sign: * V. Prem Anand.



(35)
V. Pavithra.
No: A-20, Rajaram Colony, Kodambakkam
Chennai - 600024
Phno: ✓
Sign: ✓ V. Pavithra
PAN: ADFPP9633C



G. Uma Parvathi
No: A-21, Rajaram Colony, Kodambakkam
Chennai - 600024
Phno: ✗ 9444909657
Sign: ✗ G. Uma Parvathi
PAN: AAKPU 7177Q



G. Vignesh.
PAN: AMTPG 4140Q
No: A-21, Rajaram Colony, Kodambakkam
Chennai - 24.
Phno: ✗
Sign: ✗ G. Vignesh



M. C. Mary Lavanya.
PAN: ADFPM 3189F
No: A-22, Rajaram Colony, Kodambakkam
Chennai - 24.
Phno: ✗
Sign: ✗ M. C. Mary Lavanya



V. Malathy.
PAN: AADPU 2436L
No: A-22, Rajaram Colony, Kodambakkam
Chennai - 24
Phno: ✗ 9840095144 Sign: ✗ Malathy



K. Sampath Kumar

No: A-23, Rajaram Colony, Kodambakkam
Chennai - 24

Phno:

Sign: K. Sampath Kumar



S. Anuradha Sudhakari

No: A-24, Rajaram Colony, Kodambakkam
Chennai - 24.

Phno:- 9043929618

Sign: S. Anuradha

PAN: APLPA 5519N



S. Narendran Sudhakari

No: A-24, Rajaram Colony, Kodambakkam
Chennai - 24

Phno:

Sign: S. Narendran

PAN: AZIPS 77B0E

1203/10

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
+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.

