

RE

REGULATORY RECORD

RERA Document

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

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



APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority • 1786
3RD Floor (East Wing), CMDA,
Thalamuthu- Natarajan Maaligai,
No-1, Gandhi Irwin Road, Egmore,
Chennai-600008

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Door No.2, TNHB Block, M1, M2, M3, Ashok Colony, Anna Main Road, K.K. Nagar, Chennai-600078, Comprised in Old S.No:408, 412 part, T.S.No:137 of Block No.111 and T.S.NO 253/1 Of, Block No:112 of Kodambakkam Village Mambalam Taluk, Chennai Corporation Division No:131, Zone-10

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 No-17, 3rd Cross Street, West Cit Nagar, Chennai-600078
- (c) Copy of registration certificate
- (d) Main objects
- (e) Name: L. Chandrasekarn
- (f) photograph and address

(iii) PAN No. AANFK3214B

(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

2. P. S. J. Ramani 6. B. S. Gini 4. B. S. Gini 5. B. S. Gini
3. Jayaraman 7. B. S. Gini 8. B. S. Gini 9. V. R. Rami
10. V. R. Rami 11. V. R. Rami 12. V. R. Rami 13. D. Rami
14. W. R. Rami 15. V. R. Rami 16. H. R. Rami 17. H. R. Rami
18. H. R. Rami 19. H. R. Rami 20. H. R. Rami

For KCEE HOMES LLP
Designated Partner
20. H. R. Rami

- (vii) Agency to take up external development works CMWSSB Local Authority
- (viii) Registration fee by way of a demand draft dated 03.04.2019 drawn on bearing no. 005362 for an amount of Rs.73090/- calculated as per sub-rule (3) of rule 3;
- (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;
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

2. P. Sri Ram
3. Jayaraman
10. V. Prakash
13. J. Ram
14. R. S. Sridhar
6. B. S. Sridhar
7. J. Ram
11. V. Ram
14. W. Ram
18. S. Sridhar
4. J. Ram
8. V. Ram
12. S. Sridhar
15. J. Ram
19. J. Ram
5. B. S. Sridhar
9. V. Ram
For KCEE HOMES LLP
16. S. Sridhar
Designated Partner
20. M. S. Sridhar

- (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.

For KCEE HOMES LLP



Designated Partner

Dated:

Place:

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

2. P. Sri Janany ✓

3. Jyotsna ✓

4. Jyoti ✓

5. B. Subramaniam ✓

6. B. S. Ganesh ✓

7. P. S. ✓

8. P. Ram ✓

9. V. P. ✓

10. V. P. ✓

11. V. P. ✓

12. C. S. ✓

13. D. S. ✓

14. W. P. ✓

15. P. S. ✓

16. S. M. ✓

17. P. S. ✓

18. S. S. ✓

19. J. S. ✓

20. H. S. ✓



KCEE HOME LLP
NO.17, THIRD CROSS STREET,
WEST CIT NAGAR, CHENNAI-600035
SIGN:

PH: NO: 9840764440
Kceehomesllp@gmail.com



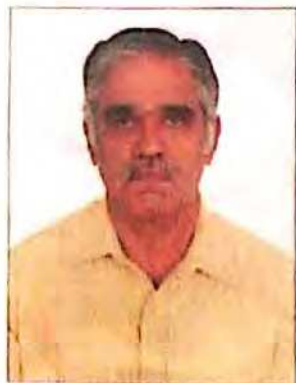
P.SRIRAMAN,
S/o.R.Parathasarathy,
M-1B, FLAT-B, ANNA MAIN ROAD,
ASHOK COLONY,
K.K.NAGAR, CHENNAI-600078.
SIGN:

PH: NO: 9841419622



A.JAYALAKSHMI,
M-1C, FLAT-C, ANNA MAIN ROAD,
ASHOK COLONY,
K.K.NAGAR, CHENNAI-600078.
SIGN:

PH: NO: 7338876220



V.KASINATHAN,
S/o.S.VISWANATHAN,
M-1D, FLAT-D, ANNA MAIN ROAD,
ASHOK COLONY,
K.K.NAGAR, CHENNAI-600078.
SIGN:

PH: NO: 4176601692



B.SUBRAMANIAM,
S/o.LATE BAVANI SHANKAR,
FLAT NO.2D CORAL ARCH
APARTMENT,No.3,EAST MADA
STREET,SRINAGAR COLONY,SAIDAPET ,
CHENNAI-600015.

SIGN:

B. Subramaniam

PH:NO: 9444390973



B.SESHAGIRI,
S/o.LATE BAVANI SHANKAR,
M-1E, FLAT NO.E, ANNA MAIN ROAD,
ASHOK COLONY, K.K.NAGAR,
CHENNAI-600078.

SIGN:

B. Seshagiri

PH:NO:
9841095542



D. KANNAN,
S/o. Late M. Desikan,
M1F, Flat - F, Anna Main Road,
Ashok Colony,
K.K. Nagar, Chennai-600078,

SIGN:

D. Kannan

PH:NO: ~~9551050991~~ 9551050991



V. BAMA ,
D/o. Late M. Desikan,
M1F, Flat - F, Anna Main Road,
Ashok Colony,
K.K. Nagar, Chennai-600078,

SIGN:

V. Bama

PH:NO: 9551050991



R.RAJAGOPALAN,
S/o.K.A.RAMASWAMY,
W-65, ANNANAGAR,CHENNAI-
600040,
SIGN:

PH:NO: 9840418907



V.RADHA
W/o. R.RAJAGOPALAN,
W-65, ANNANAGAR,CHENNAI-
600040,
SIGN:

PH:NO: 9840418907



Mr. K. Ramani,
S/o. Mr. P. A. Krishnan,
M2B, Flat - B, Anna Main Road,
Ashok Colony, K.K. Nagar, Chennai-
600 078.

SIGN:

PH:NO: 9444 999393



KCEE HOME LLP
NO.17, THIRD CROSS STREET,
WEST CIT NAGAR,CHENNAI-600035
SIGN:

PH: NO: 9840664440



Mr. R. Natarajan ,
S/o. Mr. M. N. Raghava Sastri,
M2D, Flat - D, Anna Main Road,
Ashok Colony, K.K. Nagar, Chennai-
600 078.

SIGN:

PH: NO: 9500189509



D. Dandapani ,
S/o. Mr. G. Duraisamy,
M2E, Flat - E, Anna Main Road,
Ashok Colony, K.K. Nagar, Chennai-
600 078,

PH: NO: 9445675431



KCEE HOME LLP
NO.17, THIRD CROSS STREET,
WEST CIT NAGAR, CHENNAI-600035
SIGN:

PH: NO: 9840764440



Mrs. Ramyaa Natarajan ,
D/o. Mr. A. T. Natarajan,
M3A, Flat - A, Anna Main Road,
Ashok Colony, K.K. Nagar, Chennai-
600 078.

SIGN:

PH: NO: 9444947247 .



R. Ganesh ,
S/o. Mr. V. Ramamurthy,
M3B, Flat - B, Anna Main Road,
Ashok Colony, K.K. Nagar, Chennai-
600 078.

SIGN:

PH: NO: 9444999393



Mrs. S. Meenakshi ,
W/o. Mr. Senthilnayagam,
146-A1, Rajamannar Salai,
K.K. Nagar, Chennai-600 078.

SIGN:

PH: NO: 9500006629



RAJESWARI PARANESWARAN
DOORNO: 10 51, 53, JAFFER KHAMAT
M.M. RANASAMY STREET

PH: NO: 9002028683



LAKSHMI PARANESWARAN
DOORNO: 1 C 51 S3
JAFFERJHAN PET
M.M. RAMASWAMY STREET

Lakshmi

PH: NO: 9003028683.



M. Gomathy Viswanathan ,

W/o. Mr. G. Viswanathan,

971 C, MB Flats, Lakshmana Swami
Salai, K.K.Nagar, Chennai-600 078.

SIGN: Gomathy Viswanathan

PH: NO: 9444947247.



M.MANIMEGALAI ,

wife of Late S. A. Murugesan,

M-3F, FLAT-F , Ashok Colony, Anna
Main Road, K.K. Nagar, Chennai
600078,

M. Manimegalai

PH: NO: 9444023928.

Project Registration Form

Promoter Details

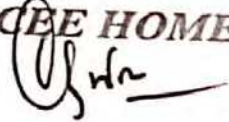


Name of the Firm / Company*	KCEE HOMES LLP
Address*	NO .17, THIRD CROSS STREET, WEST CIT NAGAR, CHENNAI-35
Mobile No*	9790888438
Telephone No	044 24350413
FAX Number	
E Mail	kceehomesllp@gmail.com
State*	Tamil Nadu
Pin code*	600 035

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

Main objects*

AAB-1540
L.Chandrasekaran

For KCEE HOMES LLP

Designated Partner

Project Detail

Project Name	KCEE SUGANTHAM	Project Description	Residential Building
Category of the Building	RESIDENTIAL	Project Status	SHELL COMPLETED
Project Commencement Date	14/12/2018	Project End Date	14.06.2020
Plot Extent	2515 SQM		
Total Open area (Sq Mt)	115.07	Total Covered area (Sq Mt)	1025.1
Project address Line 1	Block-No – Ashok Colony 1 2 3, Anna Main Road, K.K.Nagar,Chennai-600078	Project address Line 2	Block-No – Ashok Colony 1 2 3, Anna Main Road, K.K.Nagar,Chennai-600078
District	Chennai	Tehsil/Sub District	MAMBALAM
No of Open Parking	3	Total area of open Parking (Sq Mt)	37.5
No of Covered Parking	32	Total area of Covered Parking (Sq Mt)	400

Development Details

Type of Dwelling Unit	Residential	Total No. of Dwelling Unit	32 units
Carpet Area (Sq Mt)	286.95	No of Dwelling Unit Available for Sale	17 units
Area of exclusive Open terrace if any (Sq Mt)		Area of exclusive balcony/verandah (Sq Mt)	173.5

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

LOCAL BODY

Water Supply

METRO WATER

Electricity Supply
Transformers and Sub
Station

TRANSFORMERS

Project Architects

Architect Name	VENKATACHALAM SRINIVASAN
MCA No.	CA\96\19755
Mobile No.	9840020446
Address Line 1	NO-47/1, 17 TH STREET, ANNA NAGAR, CHENNAI- 600040
State	TAMIL NADU
Pin Code	600040
Key Projects Completed	

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

Structural Engineers

Engineer Name	N.KANAGAVEL
If Registered in any Corporation / Local Body License No.	39/2017
Mobile No.	9444061295
Address Line 1	CA-12, TARANGINI COMPLEX, AMBATTUR
State	TAMIL NADU
Pin Code	600058
Key Projects Completed	

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

Project Contractors

Contractor Name	
Registered in any Govt. Dept	
Address Line 1	
State	
Pin Code	
Key Projects Completed	

E Mail ID	
Address Line 2	
District	
Year of Establishment	

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.

