

RE

REGULATORY RECORD

RERA Document

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K.K.D.R. AssociatesArchitect, Engineer, Promoter
Interior & Exterior Designer**FORM 'A'**
[See rule 3 (2)]**APPLICATION FOR REGISTRATION OF PROJECT**

To

7140

**The Real Estate Regulatory Authority,
Tamilnadu Real Estate Regulatory Authority (TNRERA),
1st Floor, Tower-II, CMDA,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.**



Dear Sir / Madam,

I/We hereby apply for the grant of registration of my/our project to be set up at Old S. No-33/1 pt, 33/2A pt, New T.S.No – 13/22-31, Plot No – 18A, 18B, 19A, 19B, Ward – C, Block -4, P.K.S Nagar Annex, P.K.S Nagar, Reddiyur Village, Division-3, Suramangalam zone of Salem Corporation, Salem Taluk, Salem District, Tamilnadu State.

1. The requisite particulars are as under:-

1. In case of individual –

(a) Name	: R.VASUDEVAN
(b) Father's Name	: D.Ramanadhan
(c) Copy of Registration certificate	: Details Enclosed
(d) Occupation	: Promoter
(e) Mobile Number & Mail ID	: 9443246608, kkdrvasu@gmail.com
(f) Permanent address	: 297-A, L.I.C Colony, New Fairlands, Salem-636004.

3a. Details of Land owner only in case of Joint Venture : Nill

4. PAN No : ACIPV9420F

For R. Vasudevan

Proprietor

5. Original Certificate from the Bank as per the Format to be enclosed(sec.4(2)(1)(D) of the Act) (Format available in TNRERA website)

: Details Enclosed

Bank Details:

Name of the Bank : State Bank of India
 Branch : P.B.Branch
 Current Account No : 38949034281
 Address of the Bank : Polimer Plaza, Brindavan road

6. Project Address:

- a. Old Survey No : 33/1 pt, 33/2A pt
 b. Town Survey No : 13/22-31
 c. Plot No : 18A, 18B, 19A, 19B
 d. Ward – C, Block -4, P.K.S Nagar Annex, P.K.S Nagar, Reddiyur Village,
 Division-3, Suramangalam zone of Salem Corporation, Salem Taluk
 Salem District, Tamilnadu State.

- 6A. Registration Applied for (Specify the Blocks) - Clearly to be mentioned in the Site Plan

: Details Enclosed

7. Usage of the Building : Residential Apartment

8. Extent of the Land is 750.42 Sq.m. (FSI Area 1621.96 Sq.m.& FSI is 2.161)

9. Details of Approval / NOC / Consent obtained from Various Competent Authorities for commencing the Project: Planning Permit & Building Permit Enclosed

f) NOC's

- | | | |
|----------------------------|---|------------------|
| a) DFRS – (Fire Service) | } | : Not Applicable |
| b) AAI – (Airport) | | |
| c) IAF – Indian Air force | | |
| d) PWD / WRD | | |
| e) Traffic police | | |
| f) Swimming pool | | |
| g) ASI | | |

For R. Vasudevan

 Proprietor

10. The total floor area of the building is **1621.96 Sq.m** for which the payment to the made is **Rs.20/Sq.m** which works out to **Rs.32,439.20/-**
11. Registration fee by way of a Neft dated **28.11.2019** from **Karnataka Bank, Fairlands, Salem-636004** and **UTR No. KARBN19332653097** for an amount of **Rs.32,439.20/- (Rupees Thirty Two Thousand Four Thirty Nine and Twenty paise only)** calculated as per sub-rule (3) of rule 3;
12. 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.

: Details Enclosed
13. Plan of Development of works

: Details Enclosed
14. Location details of the project, with demarcation of land dedicated for the project along with its boundaries including the Latitude and Longitude of the endpoints of the project

: Details Enclosed
15. Proforma of the allotment letter, prescribed by the promoter, if any, Sale Agreement and Construction agreement.

: Details Enclosed
16. Number, type and the carpet area of apartments for sale in the project along with the area of the exclusively balcony / verandah / open terrace areas for sale, UDS and No. of car parking in the following format.
 1. Area statement signed by Architect or Project Engineer
 2. P – Line Drawing of Flats in CADD format to be given in CD

: Details Enclosed
17. Structural Stability Certificate with design calculations with words structurally is safe and sound.

: Details Enclosed

For R. Vasudevan


 Proprietor

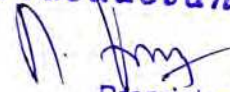
18. The names, addresses, phone numbers, email ids and registration details of the architect, structural engineer, site engineer, if any associated with the development of the proposed project
: Details Enclosed
19. Audited Balance Sheet of the promoter for the preceding financial year.
: Details Enclosed
20. Copy of Patta / PLR / Sale Deed. If the applicant now applied for registration is different from the Planning Permit obtained applicant, link document should be furnished.
: Details Enclosed
21. Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA)
: Details Enclosed
22. A Declaration of Form – B
: Details Enclosed
23. Total Project Cost [Land Cost (Market Value) + Development Charges (Infrastructure) + Fees paid Charges]
: Details Enclosed
24. Details of facilities - Amenities / Infrastructures / (Swimming pool/parks), etc., as given in the brochure. Each page to be self attested by the promoter.
: Nill

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

Dated: 02.12.2019

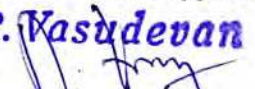
Place: SALEM

For R. Vasudevan


Proprietor

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

For R. Vasudevan

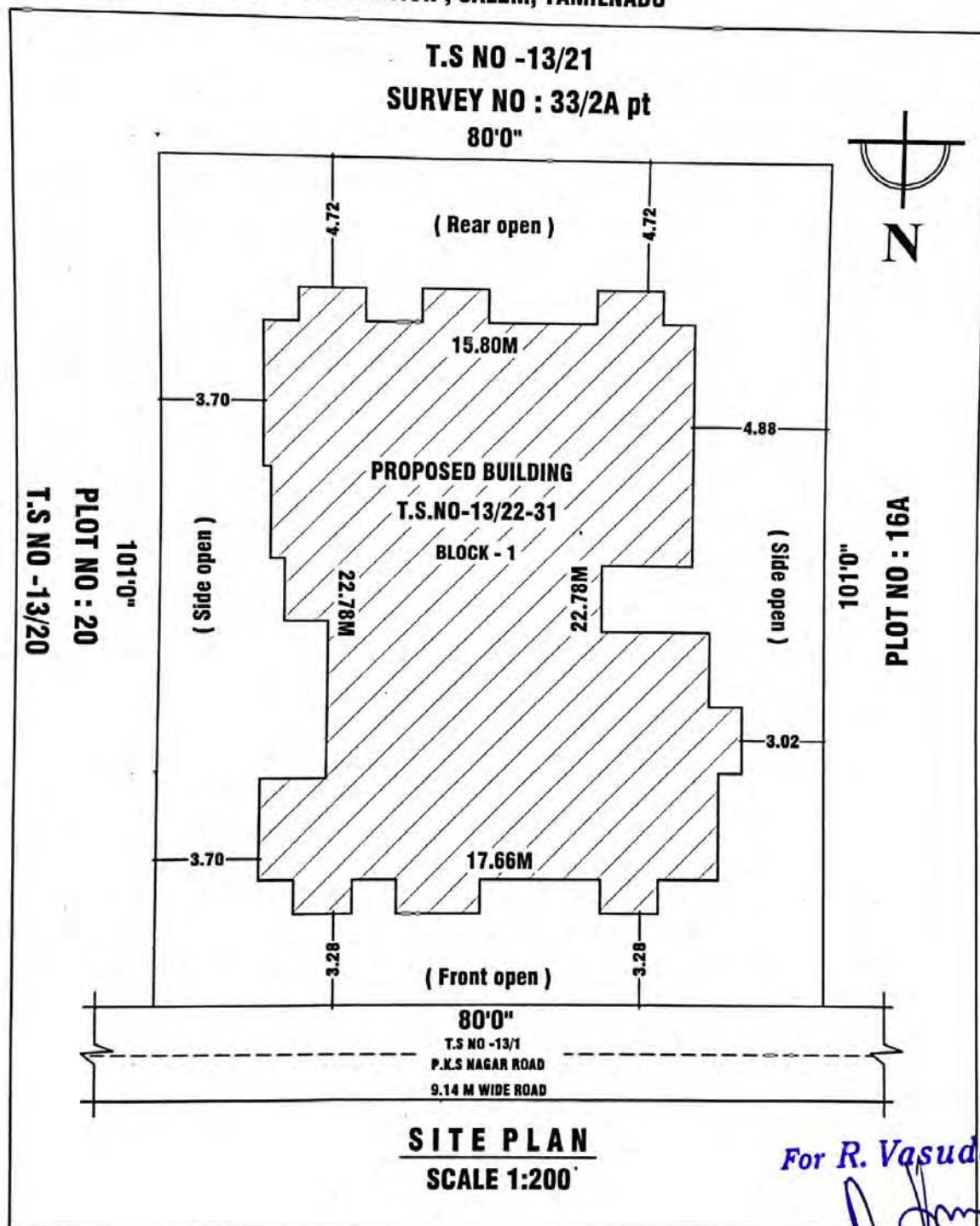

Proprietor

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K.K.D.R.
Associates
 Architect, Engineer, Promoter
 Interior & Exterior Designer

6.PROJECT ADDRESS:

T.S.NO -13/22-31, WARD-C, BLOCK-4,
(OLD S.NO 33/1 pt, 33/2A pt), PLOT NO 18A,18B,19A,19B.
P.K.S NAGAR ANNEX, REDDIYUR VILLAGE,
SURAMANGALAM ZONE, SALEM TALUK&TOWN,
SALEM CITY MUNICIPAL CORPORATION , SALEM, TAMILNADU



For R. Vasudevan

Proprietor

12. 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.

Sl. No	Project Name	Address	No. of units	Commencement	Completion	Cases pending	Payments pending	Remarks
1.	Brindavan Ramm's Enclave	Shivaya Nagar, Nagaramalai Adivaram road, Salem-636016	12	May 2010	May 2012	Nill	Nill	Nil
2.	Brindavan Ramm's – II Enclave	Shivaya Nagar, Nagaramalai Adivaram road, Salem-636016	12	September 2011	September 2013	Nill	Nill	Nil
3.	Brindavan Tamil Apartment	Nagaramalai Adivaram Road, Ezhil nagar, Salem-636016	12	September 2012	September 2014	Nill	Nill	Nil
4.	Brindavan Kanakam Apartment	Dhayanandha avenue, Ind cross, Azhagapuram, Salem-636016	8	August 2014	August 2016	Nill	Nill	Nil
5.	Shri Renga Apartment	Sambandar street, Advaita Ashramam road, Salem-636004	12	June 2015	June 2017	Nill	Nill	Nil

For R. Vasudevan

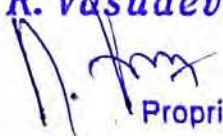
Proprietor

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13. PLAN OF DEVELOPEMENT WORKS:

The proposed construction of R.C.C. Terraced roof (framed) Residential Apartment building (10 Dwelling units) in Old S.No-33/1 pt, 33/2A pt) New T.S.No – 13/22-31, Plot No – 18A, 18B, 19A, 19B, Ward – C, Block -4, P.K.S Nagar Annex, P.K.S Nagar, Reddiyur Village, Division-3, Suramangalam zone of Salem Corporation, Salem Taluk, Salem District, Tamilnadu State.

- | | |
|--|---|
| a) Water Supply | - Both Pipe water and Ground water are available |
| b) Sewage Disposal | - Sewage through UGD |
| c) Solid waste Disposal (Garbage) | - Corporation garbage |
| d) Renewable Energy (Solar Energy) | - Solar panel will be provided.
(As per Drawing) |
| e) Fire Fighting (for MSB) – As Per NBC | - Not Applicable |
| f) Emergency Evacuation Services (for MSB)
(As per NBC) | - Not Applicable |

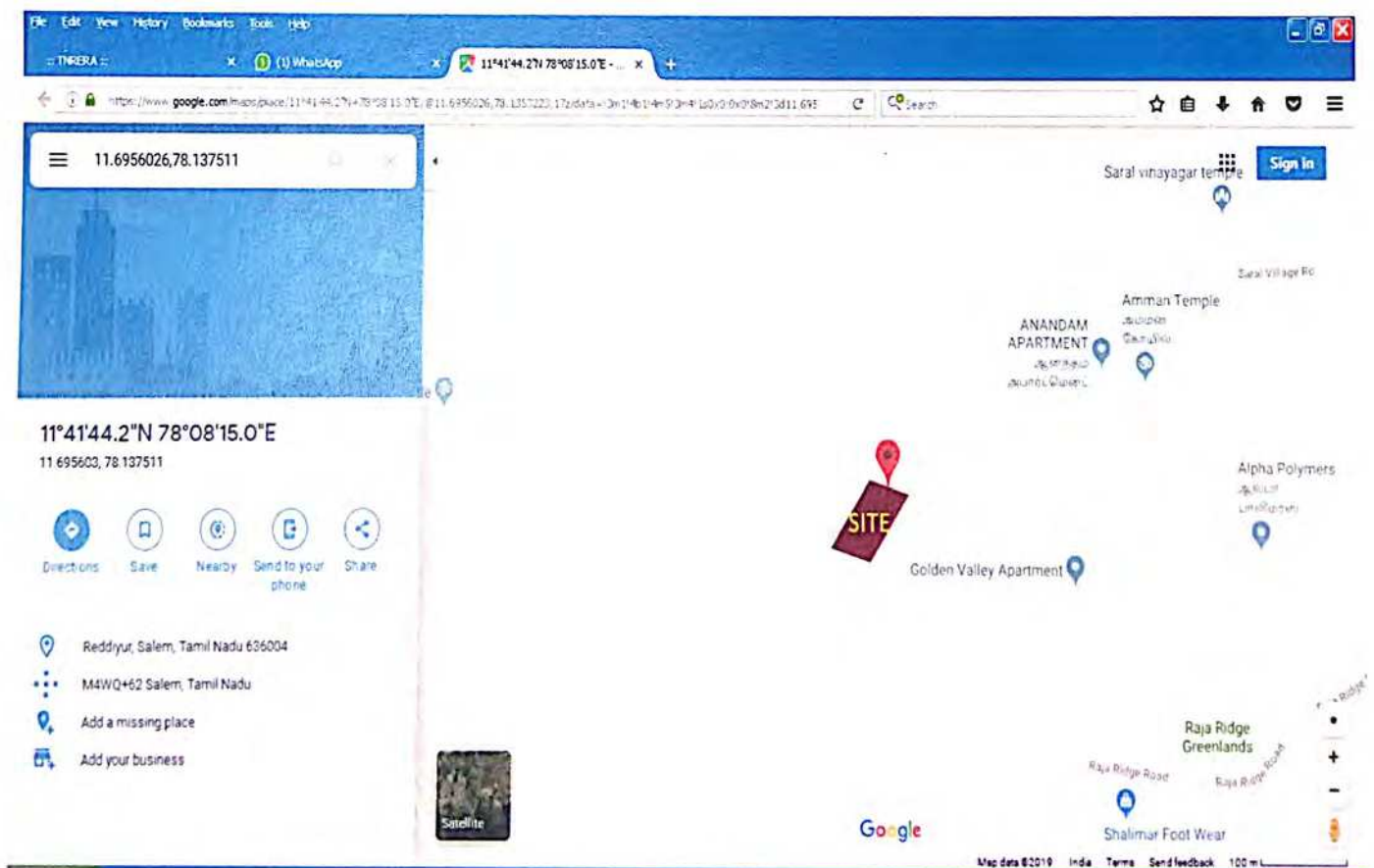
For R. Vasudevan

Proprietor

14. Location details of the project, with demarcation of land dedicated for the project along with its boundaries including the Latitude and Longitude of the endpoints of the project.

Latitude - 11.6956026

Longitude - 78.137511

(Google image with site location)



For **R. Vasudevan**

Proprietor

18. **The names, addresses, phone numbers, email ids and registration details of the architect, structural engineer and site engineer, if any associated with the development of the proposed project.**

• **Architect:**

- | | |
|--------------------------------------|---|
| (a) Name | : V.Sanjanaa |
| (b) Father's Name | : R.Vasudevan |
| (c) Copy of Registration certificate | : Details Enclosed |
| (d) Occupation | : Architect |
| (e) Mobile Number & Mail ID | : 77080 56608, sanjuarch29@gmail.com |
| (f) Permanent address | : Flat No: A3, Brindavan apartment,
South-East Layout, Brindavan road,
Fairlands, Salem-636004. |

• **Structural Engineer:**

- | | |
|--------------------------------------|--|
| (a) Name | : D.S.PanneerSelvam |
| (b) Father's Name | : A.E.Duraisamy |
| (c) Copy of Registration certificate | : Details Enclosed |
| (d) Occupation | : Structural Engineer |
| (e) Mobile Number & Mail ID | : 98427 44515, dspannercselvam@gmail.com |
| (f) Permanent address | : SRI VIJAY CONSTRUCTIONS
S.P Complex-2 nd Floor, Omalur main road,
Near Five roads, Narasothipatty,
Salem-636004. |

• **Construction Engineer:**

- | | |
|--------------------------------------|---|
| (a) Name | : P.Raghunathan |
| (b) Father's Name | : S.Perumal |
| (c) Copy of Registration certificate | : Details Enclosed |
| (d) Occupation | : Construction Engineer |
| (e) Mobile Number & Mail ID | : 9443798669, praghunathan97@gmail.com |
| (f) Permanent address | : RAGHU ASSOCIATES
#384, Nehru Street, Peramanur,
Salem-636007. |

For R. Vasudevan

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**K.K.D.R.
Associates**Architect, Engineer, Promoter
Interior & Exterior Designer• **Contractor: (Self)**

- (a) Name : **R.Vasudevan**
(b) Father's Name : **D.Ramanadhan**
(c) Copy of Registration certificate : **Details Enclosed**
(d) Occupation : **Promoter**
(e) Mobile Number & Mail ID : **9443246608, kkdrvasu@gmail.com**
(g) Permanent address : **Flat No: A3, Brindavan apartment,
South-East Layout, Brindavan road,
Fairlands, Salem-636004.**

For R. Vasudevan
Proprietor

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.

