Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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DIGITALLY VERIFIED RECORD

TAMILNADU REAL ESTATE REGULATORY AUTHORITY
679
11 FEB 2021
TNRERA
CHENNAI-8

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
3rd Floor (East Wing), CMDA,
Thalamuthu- Natarajan Maligai,
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

Block- No.21, P.T.Rajan Salai, K.K.Nagar, Chennai-600078 Comprised in Old S.No.55/A Part & T.S.No. 4/6, Block No. 96 (TSLR) of Kodambakkam Village, Kodambakkam, Chennai-600024

1. The requisite particulars are as under:-
   (a) Name : KCEE PROPERTIES PVT LTD
   (b) Address: No.17, Third Cross Street, West Cit Nagar, Chennai-600035.
   (c) Copy of Registration Certificate: Details Enclosed
   (d) Main Objects : Building Construction of Promotion
   (e) E- mail id : kceeproperteispvtltd@gmail.com
   (f) Contac No: 7871868671
   (g) Name, and Photograph and address of Chairman of the governing body/ partners/ Directors, etc.,





For KCEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

For KCEE PROPERTIES P. LTD.

Kalpana R. Shanmugham
Director

(ii) PAN : AAFCK4910P - KCEE PROPERTIES PVT LTD

(iii) Orginal 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	: Union Bank of India (Formerly Andhra Bank)
Branch	: Ashok Nagar
Current Account No	: 001931100000690
Address of the Bank	: 47, first Avenue, 100feet road, Ashok Nagar, ch-83

(iv) Project Address:

a. Old Survey No : 55/A part
b. Town survey No :4/6
c. Plot No :Block-21 (A B C D)
d. Ward : 131- Block No:96, Kodambakkam Village, Block -21, P.T.Rajan Salai, K.K.Nagar, Chennai -600078

(v) Registration Applied for (Specify the Blocks) - Clearly to be mentioned in the site plan **:(Details Enclosed)**

(vi) Usage of the Building : Residential **: (Details Enclosed)**

(vii) Extent of the Land is **663 Sq.m (FSI Area 1386.74 Sq.m)**

(viii) The total floor area of the building is 1386.74 for which payment the payment to the made is **Rs. 20./ Sq.m.** Which work out **to RS. 27735/-**

(ix) Registration Fees by way Demand Draft No: 913012 Dated: 02.02.2021 DD Amount Rs . 27735/- at Union Bank of India(Formerly Andhra Bank) , Ashok Nagar, Chennai-600083

(x) Briefly details of the projects launched by the promoter in the last five years, whether already completed or being developed, as they case may be, including the current status of the said, projects, any delay in its Completion, details case pending, details of types of land and payment pending etc. **(Details Enclosed)**

(xi) Plan Development of Works : **(Details Enclosed)**

(xii) Locations details of the project, which demarcation of land dedicated for the project along with is boundaries including the Latitude and Longitude of the endpoints of the Projects

: (Details Enclosed)

(xiii) Performa of the allotment letter, Prescribed by the promoter, if any , Sale Agreement and Construction Agreement : **(Details Enclosed)**

(xiv) Number, type and carpet area of apartments for sale in the project along with the area of the exclusively balcony/ verandah/ open terrace area for sale, UDS and No. of. Car Parking in the following format.
1.Area Statement signed by Architect of project Engineer
2.P- Line drawing of Flats in CADD format to be given in CD.
: **(Details Enclosed)**

(xv) Structural stability certificate with design calculations with words : **(Details Enclosed)**

(xvi) The names, address, 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**

(xvii) Audited Balance sheet of the promoter for the proceeding financial year :**(Details Enclosed)**

(xviii) Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA : **(Details Enclosed)**

(xix) 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 furnisehed.

: **(Details Enclosed)**

A declaration of Form-B : **(Details Enclosed)**

(xx) Total project cost (Land cost(Market Value) + Development Charges(infrastructure) +fees paid Charges)
: **(Details Enclosed)**

(xxi) Details of facilities - Amenities / infrastructure/ (Swimming pool / parks) etc., as given in the brochure . Each page to be self attested by the promoter.
: **(Details Enclosed)**

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

Date:
Place :

1 Kamala Ryan
2 Chandral V. Ryan
3
4 Rajmeyan
5
6

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

For KLEE PROPERTIES P. LTD.,

L. Chandrasekaran
Managing Director

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.