

RE

REGULATORY RECORD

RERA Document

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

K A DEVELOPERS

No.3, Redhills Road, Banu Nagar, Pudur, Ambattur, Chennai - 53.

96000 355 81
Vijaya lakshmi

PROJECT APPLICATION FORM

Name of the Firm/Company : KA DEVELOPERS
Address : NO:3, Redhills Road, Banu Nagar, Pudur
Ambattur, Chennai – 600 053
Mobile Number : 9444378822
Telephone Number : 044-26862244
E Mail ID : kadevelopers2017@gmail.com
State : Tamil Nadu
Pin code : 600 053.

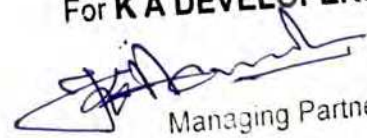
Copy of the Registration Certificate Attached

Name and Photograph and Address of the
Company profile Attached

Main Objects

1 . Construction of Residential Building and flats.

For **K A DEVELOPERS**



Managing Partner

K A DEVELOPERS

No.3, Redhills Road, Banu Nagar, Pudur, Ambattur, Chennai - 53.

To

The Real Estate Regulatory Authority
Chennai



Sir,

I/We hereby apply for the grant of registration of our project to be set up at, comprised in Survey No.

DOOR NO.40/44, IST CROSS STREET, BHARATHI NAGAR
REDHILLS ROAD, VIJAYALAKSHMIPURAM CHENNAI 600 053..

1. The requisite particulars are as under:-

(i) Status of the applicant Partnership firm

(a) Name : KA DEVELOPERS.

(b) Address : No.3 RED HILLS ROAD BANU NAGAR PUDUR
AMBATTUR CHENNAI 600 053.

(c) Copy of registration certificate: GST Registration Attached herewith

(d) Main objects: Construction of residential buildings.

(e) Name of the partner: (i) MR.KC.HARIDOSS.

Photograph: Attached as an enclosure

Address: No.36 Emmanuel Nagar Raghul Street.
Pudur , Ambattur, Chennai 53.

Name of the partner: (ii) Mrs.H.DEEPTHI

Photograph: Attached as an enclosure

Address: No.36 Emmanuel Nagar Raghul Street,
Pudur Ambattur Chennai. 600 053.


Managing Partner

K A DEVELOPERS

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(ii) PAN No : GST Registration Attached here with.

(iii) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained :-

(iv) Details of project land held by the applicant:

Door No.40/44 I ST CROSS STREET, BHARATHI NAGAR
ORAGADAM VILLAGE CHENNAI 600053. GREATER
CHENNAI CORPORATION IN DIVISION: -80, ZONE:-VII.
COMPRISED IN S.NO.166/1, AS PER PATT A S.NO.75 BLOCK
NO.46, WARD A, ORGADAM VILLAGE, ABMBATTUR
TALUK,CORPORATION IN DIVISION:-80, ZONE:-VII.
COMPRISED IN S.NO:-166/1. ORGADAM VILLAGE.

TOWN SURVEY NO OF 75, BLOCK 46 WARD A, OF ORGADAM
VILLAGE, AMBATTUR TALUK..

(v) Details of Approval obtained from Various Competent Authorities for commencing the Project:-

- Building Permit No By Greater Chennai Corporation :
PPA/WDCNO7/09251/2021
- Planning permit No By Greater Chennai Corporation:
PPA/WDCNO7/09251/2021
Valid up to: 26/12/2026

(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.

For K A DEVELOPERS

All Projects are completed and Handed over.And we have enclosed a detail profile herewith

Managing Partner

☎ Off : 044-2686 2244 Cell : 95662 28822, 94443 78822

Email : kadevelopers2017@gmail.com

K A DEVELOPERS

No.3, Redhills Road, Banu Nagar, Pudur, Ambattur, Chennai - 53.

(vii) Agency to take up external development works _____
 Local Authority (exact Authority or any agreement to the Authority) /
 Self Development; ALL ARE SELF DEVELOPMENT.

(viii) Registration fee by way of a demand draft dated drawn on
 bearing no. 47227 for an amount of Rs. 18,900/- 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;

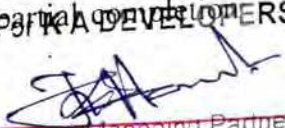
(i) Audited balance sheet of the promoter for the preceding financial
 year;

(ii) 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;

(iii) 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;

(iv) 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;

(A) Authenticated copy of the building permit and
 sanctioned plan from the competent authority in
 accordance with the laws applicable for the project,
 and where the project is proposed to be developed in
 phases, an authenticated copy of the planning permission,
 building permit/building sanction plan, ~~partial completion~~
 certificate for each of such phases;


 Managing Partner

KAD

IRS OF THE FUTURE

K A DEVELOPERS**No.3, Redhills Road, Banu Nagar, Pudur, Ambattur, Chennai - 53.**

(v) ~~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;~~

(vi) 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, solid and liquid waste management, emergency evacuation services, use of renewable energy;

(vii) 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;

(viii) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(ix) 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;

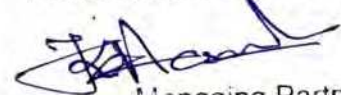
(x) The number and areas of covered parking available in the project;

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

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

(xiii) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

(xiv) 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;

For **K A DEVELOPERS**


Managing Partner

(xv) a declaration in FORM 'B'.

Off : 044-2686 2244 Cell : 95662 28822, 94443 78822

Email : kadevelopers2017@gmail.com

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

Dated: Place:



Managing Partner

Yours faithfully,

Signature and seal of the applicant(s)

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.

