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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

R. Vasudevan

24 AUG 2022
13429

K.K.D.R.
Associates
Architect, Engineer, Promoter
Interior & Exterior Designer
GSTIN: 33ACIPV9420F2ZG

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

APPLICATION FOR REGISTRATION OF PROJECT



To

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 **Ward-C, Block-4, New T.S.No-11/5, 11/20, Old S.No.35/2B1, 35/7, Reddiyur Village, Division-3,Suramangalam zone of Salem Corporation, Salem Taluk, Salem District, Tamilnadu State.**

a.The requisite particulars are as under:-

1. **In case of individual –**

(a)	Name	: **R.VASUDEVAN(Power of Attorney Holder)**
(b)	Father's Name	: **D.Ramanathan**
(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.**

1a. Details of Land owner only in case of Joint Venture : **Mr.Palaniappan S/o V.Palaniappan**
D.No.393/99,Anbagam,
Plot No.79, 1st cross,
New Fairlands,
Salem-636016.

2. PAN No : **ACIPV9420F**

For R. Vasudevan
Proprietor

R. Vasudevan

K.K.D.R.
Associates
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Interior & Exterior Designer
GSTIN: 33ACIPV3442CF2ZG

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

: Details Enclosed

Bank Details:

Name of the Bank	: **Indian Overseas Bank**
Branch	: **Fairlands Branch (0568)**
Current Account No	: **056802000001960**
Address of the Bank	: **5th Cross, Brindavan Road, Salem-636016**

4. Details of project land held by the applicant **Mr.R.Vasudevan.**

Project Address:

(a) **Town Survey No : 11/5, 11/20**

(b) **Old Survey No : 35/2B1, 35/7**

(c) **Ward – C, Block -4, Reddiyur Village, Division-3, Suramangalam Zone of Salem Corporation, Salem Taluk, Salem District, Tamilnadu State.**

(d) **Extent of the Land is 5223.65 sq.m. (FSI Area 11114.16 Sq.m & FSI is 2.128)**

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

: Details Enclosed

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

f) <u>NOC's</u>

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

For R. Vasudevan

Proprietor

297-A, L.I.C. Colony, Fairlands, Salem - 636 004, Tamilnadu, India. Ph : 0427 - 4266370, Cell : 0 94432- 46608
e-mail : kkdrvasu@gmail.com web : www.kkdrassociates.com

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6. Usage of the Building : **Residential Apartment**

7. 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

8. Agency to take up external development works **Self Development.**

9. The total floor area of the building is 11114.16 Sq.m of which the Residential area is 10939.70 Sq.m and the Private Meeting hall and Private Small Gym area is 174.46 Sq.m.

- The fees for the Residential area is Rs.2,18,794.00 @ Rs.20/Sq.m and the fees for the Private meeting hall and Private small Gym area is Rs.8,723.00 @ Rs.50/Sq.m.
- The total amount for the building is Rs.2.27,517.00

10.

- Registration fee by way of a Neft dated **18.08.2022** from **Karnataka Bank, Fairlands, Salem-636004 and UTR No. KARBN22230623575** for an amount of **Rs.2,22,300.00/- (Rupees Two Lakh Twenty Two Thousand Three Hundred only)** calculated as per sub-rule (3) of rule 3;

- Registration fee by way of a Neft dated **23.08.2022** from **Karnataka Bank, Fairlands, Salem-636004 and UTR No. KARBN22235077318** for an amount of **Rs.5,300.00/- (Rupees Five Thousand Three Hundred only)** calculated as per sub-rule (3) of rule 3;

b. I/We enclose the following documents in triplicate, namely:-

1. Audited Balance Sheet of the promoter for the preceding financial year.

: Details Enclosed

For R. Vasudevan

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e-mail : kkdrvasu@gmail.com web : www.kkdrassociates.com

2. Copy of the legal title deed reflecting the title of the promoter in the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such lands owned by another person;

: Details Enclosed

3. 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;

: Details Enclosed

4. 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;

: Details Enclosed

(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;

: Details Enclosed

5. The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by thecompetent authority;

: Details Enclosed

6. 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;

: Details Enclosed

For R. Vasudevan

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7. 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;

: Details Enclosed

8. Proforma of the allotment letter, prescribed by the promoter, if any, Sale Agreement and Construction agreement.

: Details Enclosed

9. 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

: Details Enclosed

10. The number and areas of covered parking available in the project;

: Details Enclosed

11. The number of open parking areas available in the project;

: Details Enclosed

12. Details of Undivided Shares pertaining to the project;

: Details Enclosed

13. 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;

: Details Enclosed

14. Structural Stability Certificate with design calculations with words structurally is safe and sound.

: Details Enclosed

For R. Vasudevan

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15. 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

16. A Declaration of Form – B

: Details Enclosed

17. Total Project Cost [Land Cost (Market Value) + Development Charges (Infrastructure) + Fees paid Charges]

: Details Enclosed

18. Details of facilities - Amenities / Infrastructures / (Swimming pool/parks), etc., as given in the brouchure. Each page to be self-attested by the promoter.

: Nil

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

Dated:23.08.2022
Place: Salem

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

For R. Vasudevan

Proprietor

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.