

RE

REGULATORY RECORD

RERA Document

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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.2, Kalinga Colony, Bobbili Raja Salai, K.K.Nagar, Chennai-600078
Comprised in Old S.No.55 (part), 56 (part) and 58 (part) & T.S.No.2/2, 2/8 and 2/13, in
Block No. 98 of Kodambakkam village (part 2) Mambalam Taluk, Kodambakkam,
Chennai-600024

The requisite particulars are as under:-

Joint Venture –

- 1 Name : PALANIAPPAN ANDIAPPAN
Father Name : Andiappan
Address : Block No.2-. Flat 2-A, Bobbili Raja Salai,
Kalinga colony, K.K.Nagar, Chennai-600078
E-mail :
Contact Number : 9790888438
Pan Card : BVCPP3203Q
- 2 Name : C.N. RAJALAKSHMI
Husband Name : C.N. Neelalochanan
Address : Block No.2-. Flat 2-B, Bobbili Raja Salai,
Kalinga colony, K.K.Nagar, Chennai-600078
E-mail : srishraddha2001@gmail.com
Contact Number : 9791007967
Pan Card : BOHPR0662H
- 3 Name : C.N. PANDARINATHAN
Father Name : C.N. Neelalochanan
Address : Block No.2-. Flat 2-B, Bobbili Raja Salai,
Kalinga colony, K.K.Nagar, Chennai-600078
E-mail : karthikpandarinarathan@gmail.com
Contact Number : 7824022470
Pan Card : AHMPP3073H



C.N. Pandarinathan

- 4 Name : C.N. NAGAMANI
 Father Name : C.N. Neelalochanan
 Address : Block No.2-. Flat 2-B, Bobbilaraja Salai,
 Kalinga colony, K.K.Nagar, Chennai-600078
 E-mail : srishraddha2001@gmail.com
 Contact Number : 9791007967
 Pan Card : BRHPN5337C *C.N. Nagamani*
- 5 Name : C.N. SASIKALA
 Father Name : C.N. Neelalochanan
 Address : No. AP-95, 1st Street, First Sector
 K.K.Nagar, Chennai-600078
 E-mail : srishraddha2001@gmail.com
 Contact Number : 9791007967
 Pan Card : FYSPS7769P *C.N. Sasikala*
- 6 Name : G. MAHALAKSHMI
 Father Name : C.N. Neelalochanan
 Address : Flat-A4, Door No.25 Ramakrishnapuram
 Second Street, Adambakkam, Chennai-600088
 E-mail : srishraddha2001@gmail.com
 Contact Number : 9791007967
 Pan Card : AYEPN5386R *G. Mahalakshmi*
- 7 Name : R. VENKATARAMANAN
 Father Name : V. Ramanujam
 Address : No.14-I, Sakthi Vinayagar Apartment, Bobbilaraja Salai,
 Kalinga colony, K.K.Nagar, Chennai-600078
 E-mail : venkataramanan.shri@gmail.com
 Contact Number : 9840122813
 Pan Card : ABOPU6702H *R. Venkataramanan*
- 8 Name : M. NAGAPPAN
 Father Name : N.K. Muthuraman
 Address : Plot No-2728, 7th Street, Old-Y Block,
 Anna Nagar, Chennai-600040
 E-mail : nagappan82@gmail.com
 Contact Number : 9840992320
 Pan Card : AABPN4216A *M. Nagappan*



9 Name : S. SENTHIL NAYAGAM
 Father Name : S. Swaminathan
 Address : No. c-401, KCee Ashok, M1,M2,M3, Anna Main Road,
 K.K.Nagar, Chennai-600078
 E-mail : Senthil.kcee@gmail.com
 Contact Number : 9940423241 *
 Pan Card : AABPN4220A



10 Name : S. MEENAKSHI
 Husband Name : S. Senthil Nayagam
 Address : No. c-401, KCee Ashok, M1,M2,M3, Anna Main Road,
 K.K.Nagar, Chennai-600078
 E-mail : Senthil.kcee@gmail.com
 Contact Number : 9940423241 *
 Pan Card : ALJPM7924M



11. Promoters Details

Name of the Company : KCee Properties Pvt Ltd,

Address : No.17, Third Cross Street, West Cit Nagar,
 Chennai – 600035

Telephone Number : 044- 24350413,243501401, 9150020167

E-Mail : kceepropertiespvtltd@gmail.com

Name Of the Directors : Mr.L.Chandrasekaran (Managing Director)

: Mrs. Kalpana R Shanmugam (Director)

Main Object : Building Construction of Promotion

PAN : AAFCK4910P - KCEE PROPERTIES PVT LTD

For KCEE PROPERTIES P. LTD.


 L. Chandrasekaran
 Managing Director



For KCEE PROPERTIES P. LTD.


 Kalpana R. Shanmugam
 Director

- (i) 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 : HDFC BANK LTD
 Branch : Ashok Nagar
 Current Account No : 50200078215934
 Address of the Bank : No.53, Plot No. B-41, 4th Avenue
 : Ashok Nagar, ch-83

- (ii) Project Address:
 Old Survey No : 55 (Part) , 56 (Part), and 58 (Part),
 Town survey No : 98
 Plot No : Block-2 (A B C D E F)
 Ward : 131- Block No:98, Kodambakkam (Part-2) Town, Block No.2,
 Kalinga Colony, Bobbilaraja Salai, K.K.Nagar, Chennai -600078.

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

- (iv) Usage of the Building : Residential : (Details Enclosed)

- (v) Extent of the Land is 641.50 Sq.m (FSI Area 1602.51 Sq.m)

- (vi) The total floor area of the building is 1602.51 for which payment the payment to the made is Rs. 20./ Sq.m. Which work out to RS. 32051 /-

- (vii) Registration Fees by way Demand Draft No: 913744 Dated: 29.02.2023 DD Amount Rs . 32051 /- at Union Bank of India , Ashok Nagar, Chennai-600083

- (viii) 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)

- (ix) Plan Development of Works : (Details Enclosed)

- (x) 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)

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

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
 Managing Director

- (xii) 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)

- (xiii) Structural stability certificate with design calculations with words : (Details Enclosed)

- (xiv) 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)

- (xv) Audited Balance sheet of the promoter for the proceeding financial year : (Details Enclosed)

- (xvi) Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA

: (Details Enclosed)

- (xvii) 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)

- (xviii) Total project cost (Land cost(Market Value) + Development Charges(infrastructure) +fees paid Charges)

: (Details Enclosed)

- (xix) 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)

- (xx) Declaration Form –B

: (Details Enclosed)

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

Date:

Place :

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

For KCEE PROPERTIES P. LTD.


L. Chandrasekaran
Managing Director

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.

