

R. Vasudevan



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

K.K.D.R.
Associates

Architect, Engineer, Promoter
Interior & Exterior Designer

GSTIN: 33ACIPV9420F2ZG

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

Promoter

3. 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 : 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) NOC's

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

For R. Vasudevan


Proprietor

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

V.V.D.V.
Rasudevan Vasudevan
Proprietor, K.K.D.R. Associates
No. 297-A, L.I.C. Colony, Fairlands,
Salem - 636 004, Tamil Nadu, India.

2. Copy of the legal title deed reflecting the title of the premises 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 copy of the leasehold 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

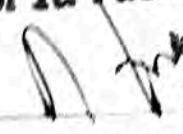
5. The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;

: 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


Proprietor

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


Promoter

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 brochure. Each page to be self-attested by the promoter.
: Nil

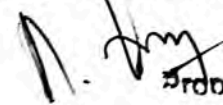
I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated:23.08.2022

Place: Salem

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

For R. Vasudevan


Promoter