

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

APPLICATION FOR REGISTRATION OF PROJECT



To

The Real Estate Regulatory Authority, Tamilnadu,
No.1A, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

Dear Sir,

We, SPR & RG Constructions Private Limited having registered office at No.57, Narayanamudali Street, Sowcarpet, Chennai - 600 079 hereby apply for the grant of registration of our completed project - "OSIAN CHLOROPHYLL" comprised in R.S. No. 137/1, 138/1, 148/5A, 148/6B, 148/7A1 & 148/7A2 of Karambakkam Village, N. H. Bye pass Road & Chettiyar agaram Road, Chennai - 600 116, within the Greater Chennai Corporation limits. Within the limits of Greater Chennai corporation.

1. The requisite particulars are as under:-

I. Status of the applicant: Company

- a Name : SPR&RG Constructions Private Limited
- b Address: No.57, Narayanamudali Street, Sowcarpet, Chennai - 600 079,
Email: hitesh@sprrg.com & Contact No: +91 7825825252
- c Company Registration Certificate No.: U45400TN2009PTC073527 dated 13th November 2009 (Copy enclosed - **Annexure - I**)
- d Main Objects: Construction and Real Estate
- e Name, photograph and address of chairman of the governing body / partners / directors etc.(Copy Enclosed - **Annexure - II**)

II. PAN: AANCS6296E (Copy Enclosed - **Annexure - III**);

III. Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained: - **Project is a Completed project and CC obtained vide CC No. EC/Central-I/292/2018 dt.06/09/2018. (Copy Enclosed - Annexure IV). Hence designated bank account details for this project is not applicable.**

IV. Details of project land held by the applicant;

Land Comprised in R.S. No. 137/1, 138/1, 148/5A, 148/6B, 148/7A1 & 148/7A2 of Karambakkam Village, N. H. Bye pass Road & Chettiyar agaram Road, Chennai - 600 116, within the Greater Chennai Corporation limits.

Director

Director

(v)(a) **Registration Applied for**

Block No. 1 to 9 - Applied for Completed Project of **Blocks 1 to 3**: consisting of Combined Single Basement with Double Height + GF + 14 Floors and **Blocks 4 to 9**: Combined Double basement + GF + 14 Floors, Residential Buildings with 1050 dwelling units with Club Houses in every Block at S.Nos.137/1, 138/1, 148/5A, 148/6B, 148/7A1, 148/7A2 of Karambakkam Village, NH Bypass road and Chettiar agaram Road, Karambakkam, Chennai-600 116, within the Greater Chennai Corporation Limits.

(vi) Details of approval obtained from various competent authorities for commencing the project:

Date	Particulars	Authority	Ref. No.	Annexure
02.11.2011	G.O	HUD	Ltr. (Ms) No.151	Annex- V
20.07.2012	Rev-0 Planning Permission	CMDA	No. C/PP/MSB-II/48 (1 to 45)/2012 vide file No. C3/2998/2011	Annex- VI
04.09.2012	Rev-0 Building Permission	GCC	No. CEBA/CD11/00395/2012	Annex- VII
17.07.2014	Rev-1 Application for Revised Plan	SPR & RG	Letter dated 14/07/2014	Annex- VIII
08.01.2016	Rev-1 G.O	HUD	Ltr. (Ms) No.6	Annex - IX
Mar'2016	Rev-1 NGT - Expert Committee Report	NGT	Report of March'2016	Annex- X
27.06.2018	Rev-1 Environmental Clearance	SEIAA	No. SEIAA/TN/433/2010/EC/8(b)/586/2 018	Annex- XI
20.07.2018	Rev-1 Planning Permission	CMDA	No. C/PP/MSB/26 (1 to 51)/2018 vide file No. C3(N)/10839/2014	Annex - XII
20.07.2018	Rev-1 Building Permission	GCC	No. CEBA/WDCN11/00241/2018	Annex- XIII
06.09.2018	Rev-1 Completion Certificate	CMDA	No. EC/Central-I/292/2018	Annex - IV

(vii) 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;

Sl No	Project Name	Location	Type of project	Current Status	Type of Land	Details of Cases
1	SPR City - High Living (TN/29/Building/0223/2021)	Perambur	Residential Phase 1 (Block 1, 2 & 3)	Under Construction	JV	NA
2	SPR City - High Living (TN/29/Building/0209/2021)	Perambur	Residential Phase 2 (Block 4)	Under Construction	JV	NA
3	SPR City - Market of India	Perambur	Block 6 (Commercial) -	Under Construction	JV	NA

	(TN/29/Building/0224/2021)		Phase I			
4	SPR City - Origine Villa (TN RERA Reg. No. TN/29/Building/0295/2018)	Perambur	Villa - Phase I	Under Construction	JV	NA

(vii) Agency to take up external development works: Greater Chennai Corporation

(viii) Registration fee by way of RTGS from HDFC Bank dated 29/12/2021 **Vide UTR reference no. N363211769169294** for an amount of **Rs. 22,70,000/-** (Rupees Twenty Two lakhs seventy Thousand rupees Only) calculated as per sub-rule (3) of rule 3; (Statement of Calculation of Fee Enclosed- **Annexure XIV**).

(ix) Any other information the applicant may like to furnish.

i) SPR & RG's reply for key issues involved in this completed Project - **Annexure XV**

2. We enclose the following documents in triplicate, namely:-

(i) Authenticated copy of the PAN card of the promoter; (Copy Enclosed - **Annexure III**)

(ii) Audited balance sheet of the promoter for the preceding three financial year and income tax returns of the promoter for preceding three financial years; (Copy Enclosed - **Annexure XVI**)

(iii) 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; (Copy of Patta- **Annexure XVII**)

(iv) 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; (Copy Enclosed - **Annexure XVIII**)

(v) 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; - *Not applicable*

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; - *CC obtained, CC No. EC/Central-1/292/2018 dt.06/09/2018. (Copy Enclosed - **Annexure XII, XIII & IV**)*

- (vi) 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; (CC obtained, CC No. EC/Central-1/292/2018 dt.06/09/2018. - Copy Enclosed - **Annexure IV & XIX**)
- (vii) 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, emergency evacuation services, use of renewable energy; (Enclosed - **Annexure IV & XX**) (Project CC obtained, CC No. EC/Central-1/292/2018 dt.06/09/2018. - Copy Enclosed)
- (viii) 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; Project site admeasuring an extent of 9.09 acres comprised in R.S. No. 137/1, 138/1, 148/5A, 148/6B, 148/7A1 & 148/7A2 of Karambakkam Village, N. H. Bye pass Road & Chettiyar agaram Road, Chennai - 600 116, within the Greater Chennai Corporation bounded on the:

North by: Land comprised in survey no. 148/3;

South by: Survey no. 147 & 142;

East by : Survey no. 136, 137, 138, 142 & 60 feet road.;

West by : Survey no. 150, 149, 148/7B, 148/5B & chettiar agaram road.

Longitude: 80.14835° N; Latitude: 13.03954° E;

(Google Image Copy Enclosed - **Annexure XXI**)

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; (Copy Enclosed - **Annexure XXII**)
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any; (Enclosed - **Annexure XXIII**)
- (xii) The number and areas of garage for sale in the project;
- (xiii) The number of open parking areas available in the real estate project;
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project;

1. TN/29/Agent/0100/2017
Dilip Kumar Bohra,
No.33, Vengu Street, 1st Floor,
Kondithope, Chennai-600 001.

2. TN/29/AGENT/127/2018
Lalit Jain
No.84-B/349, Gujji Main Road, Annanagar East
Chennai - 600102

Constructions Private Limited

Director

3. TN/29/AGENT/0057/2017
Ajay Jain
Flat No.6C, 816 & 817
Coromondal Towers, E V R Periyar Salai, Kilpauk
Chennai - 600010

4. TN/AGENT/0032/2021
Mahaveer Chand Jain
No 2 Appaswamy street Pattalam
Chennai -600012

5. TN/AGENT/0670/2019
Baghirathi Parthasarathy
NO 32 THANDAVAN STREET PURASAIVAKKAM, VEPERY
Chennai - 600007

(xv) The names and addresses of the Contractors, Architect, Structural Engineer, if any and other persons concerned with the development of the proposed project;

- a) K. Jamal Mohideen, B.Arch.
Registered Architect- CA/83/07/686
New No.15, 54th street,
Ashok Nagar, Chennai – 600 083.
Corporation of Chennai – R.A. 116
Mobile: 9840098425
E-mail: rjarchitects@gmail.com
- b) V. Rukkmangathan M.E. (Struc. Engg.)
Structural Engineer, License Surveyor – Class I
License No: 1780/2016-2017
No.9, Kamaraj Nagar 2nd street,
Kundrathur, Chennai – 600 069.
Mobile: +91 73977 84917
E-mail: rukkmangathan.v@sprindia.com
- c) UIC India Constructions Pvt. Ltd. – Construction of Structural & Civil works **Contractor**
D No.61, Gopi Villa, Raja Garden
Vanagaram, Koyambedu(C)
Chennai - 600 023
Mobile: 9963329290
E Mail: nikhil@uniqueindiagroup.com:
- d) Adwitiya Projects (I) Pvt. Ltd. - Construction of Structural & Civil works **Contractor**
#301, Supreme Ikon, Baner road,
Aundh, Pune – 411 007.
Ph.: 044-65106515
E-mail: chennai@adwitiyaprojects.com

UIC India Constructions Private Limited

Director

(xvi) A declaration in FORM 'B'. (Enclosed – **Annexure XXIV**)

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

Dated: 29.12.2021

Place : Chennai

Yours faithfully,
For SPR&RG Constructions Private Limited



Hitesh Kumar P Kawad
Director