

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

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**NCC**  
Urban

APPLICATION FOR REGISTRATION OF PROJECT



19608/22

To

The Real Estate Regulatory Authority  
No.1A, 1st Floor,  
Gandhi Irwin, Bridge Road,  
Egmore,  
Chennai - 600008.

Dear Sir,

I / We hereby apply for the grant of registration of my/our project to be set up at S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram, Tamil Nadu, Chennai - 600 119.

1. The requisite particulars are as under:-

(i) Status of the Applicant	Company
<b>Promoter Details:</b>	
(a) Name of the Firm / Company	M/s. NCC URBAN INFRASTRUCTURE LTD
(b) Address	
Registered Office:	Sy.No.64, NCC House, 7th Floor, Madhapur,Opp. Durgam Cheruvu, Hyderabad - 500 081.
Regional Office:	NCC URBAN WINDSOR, 3rd Floor, New Airport Road, opp. Jakkur Aerodrome, Bengaluru - 560064
Mobile No	9551009988 9880443358
Telephone No	080-46994699
FAX Number	080-41273677
E Mail	mktgchennai@nccurban.com/ infochennai@nccurban.com
State	Registered Office: Telangana Regional Office: Karnataka
Pin code	Registered Office: 500 081. Regional Office: 560064

For SERENE ESTATES PRIVATE LIMITED

Authorized Signatory


**NCC Urban Infrastructure Limited**

Regional Office : NCC Urban Windsor, 3rd Floor, New Airport Road, Opp. Jakkur Aerodrome, Bengaluru - 560 064  
T +91 80 4699 4699 / 4147 2999 / 4151 2495 / 96 / 97, F +91 80 4127 3677 nccurban.com CIN : U45200TG2005PLC048375  
Registered Office : Sy. No. 64, NCC House, 7th Floor, Madhapur, Hyderabad - 500 081 T +91 40 2326 8888


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(c)	Copy of the Registration Certificate	<b>Enclosed</b>	
(d)	Main objects	To be a world - class infrastructure enterprise committed to quality, timely completion, customer satisfaction, continuous learning and enhancement of stakeholder's value.	
	Vision		
	Mission	To build a strong future ensuring increased returns to shareholders and enhanced support to associates.	
		To adopt latest technologies in development, operation & maintenance of infrastructure projects.	
		To encourage innovation, professional integrity, up gradation of knowledge and skills of employees and a safe working environment	
		To be a responsible corporate citizen committed to the social cause.	
(e)	Name and Photograph and address of Director etc.,*	Mr. J S R RAJU, 3rd Floor, NCC URBAN WINDSOR, New Airport Road, Bengaluru-560064 ; jsrraju@nccurban.com,	
(iii)	PAN No.	AACCN2301G	

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APPLICATION FOR REGISTRATION OF PROJECT

Land Owner Details:	
(a) Name of the Firm / Company	M/s. SERENE ESTATES PRIVATE LIMITED
(b) Address	
Registered Office:	NSL ICON, 8-2-684/2/A, Road No. 12, Banjara Hills, Hyderabad.
Mobile No	9581412788
Telephone No	91-40-40514444
E Mail	sambasiva.rao@nslinfratech.com
State	Registered Office: HYDERABAD
Pin code	Registered Office: 500 034

(c) Copy of the Registration Certificate	Enclosed	
(e) Name and Photograph and address of Director etc.,*	Mr. SESHU KUMAR GOWRNENI, NSL ICON, 8-2-684/2/A, Road No. 12, Banjara Hills, Hyderabad - 500 034, sambasiva.rao@nslinfratech.com	
(iii) PAN No.	AAJCS5462Q	

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(iv)	<b>Project Bank Details</b>	
	Bank Name	ICICI BANK LTD
	Branch Name & Address	Chennai - Main Branch, ICICI Bank Ltd, P.B.No. 1610, Dare House, Annexe 44, Moore Street, Chennai Tamil Nadu-- 600001 .
	Account No	602005123381
	IFSC Code	ICIC0006020
	District	Chennai
	State	Tamil Nadu
(v)	<b>Details of Project Land</b>	
	Extent of Land	7.61 Acres
	Survey No	744
	Address	S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram, Chennai - 600 119.
	Owner Name	M/S. SERENE ESTATES PRIVATE LIMITED
	Type of Development	Joint Development Agreement
	Title Details	Entered Joint Development Agreement with M/s. NCC Urban Infrastructure Ltd on 02/12/2014 To Developing the Schedule Property by Constructing a Residential Project thereon comprising of Residential Apartments along with Infrastructural / Common Facilities and Amenities viz. roads, sewerage, electricit, line water connection and Parks / Open Areas ("Project")
(vi)	<b>Details of Approvals obtained from various Authorities for Commencing the Project</b>	
	Planning Permit	No. C/PP/MSB/27(S-1 TO S-36)/2021 dated - 07.05.2021 issued by CMDA
	Building Permit	No. CEBA/WDCN15/00287/2021 dated - 24/09/2021 issued by Greater Chennai Corporation

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(vii)	Details of Projects Launched by the Promoter in the last 5 Years	
1	<b>Project Name</b>	<b>NCC URBAN TEMPLETREES</b>
	Project address	Sy.No:287/1A, Town Survey No.70/1 & 70/2B, Vallakottai Murugan Street,Rajamanikam Nagar, Near Nilgiris Super Market, Keelkattalai, Chennai - 600 117
	<i>Extent of Land</i>	2 Acres 3 Cents ( 88,427 Sft )
	Category of Building	Residential Apartments
	Type of Dwelling Unit	2 & 3 BHK
	Total No. of Dwelling Unit	103
	Project Description (Max 500 Characters)	Proposed construction of group development of residential buildings consisting 1 blocks each Stilt + 4 floors with 103 dwelling units and GF + 1 Floors for club house block comprised in S.no. 287/1A1, Town Survey No.70/1 & 70/2B, Vallakottai Murugan Street,Keelkattalai, Chennai - 600 117, within Chennai Corporation.
	Current Status	Completed
	Is there any Case Pending	NO
2	<b>Project Name</b>	<b>NCC URBAN NAKSHATRA</b>
	Project address	Survey No. RS No.3636/6, Old Door No.11, New Door No.21, Block No.72, 3rd Street, East Abiramapuram, Mylapore, Chennai-600018, Tamil Nadu.
	<i>Extent of Land</i>	3 Grounds 628 Sq.ft or (7828) Sq.ft
	Category of Building	Residential Apartments
	Type of Dwelling Unit	LUXURIOUS 3 BHK Apartments
	Total No. of Dwelling Unit	8

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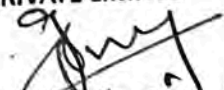
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Project Description (Max 500 Characters)	Proposed construction of group development of residential buildings consisting 1 blocks each Stilt + 4 floors with 8 dwelling units comprised in Survey No. RS No.3636/6, Old Door No.11, New Door No.21, Block No.72, 3rd Street, East Abiramapuram, Mylapore, Chennai-600018, Tamil Nadu. within Chennai Corporation.
Current Status	Under Construction
Is there any Case Pending	NO
(viii) <i>Agency to take up External Works</i>	
Road System	Self
Water Supply	Self
Sewage and Drainage System	Self
Electricity Supply Transformers and Sub Station	Self
Solid Waste Management and Disposal	Self
(ix) <i>Registration Fee Details</i>	
Payment Mode	Demand Draft (DD)
Bank Name	ICICI BANK
Amount (INR)	14,88,630 /-
Payable Branch	YELAHANKA
DD No	"520646"
Attach Copy of DD	Enclosed

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(x)	Project Details	
	Project Name	NCC URBAN SIGNATURE TOWERS
	Project address	S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram, Chennai - 600 119.
	Current Status	Under Construction
	Category of Building	Residential Apartments
	Is there any Case Pending	NO
	Project Description (Max 500 Characters)	Proposed construction of group development of residential buildings consisting 7 blocks each B+S+14 floors with 770 Dwelling units comprised in S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram, Chennai - 600 119.
	District*	Chennai
	State	Tamil Nadu
	Pincode	600019
	Project Commencement Date	Sep-22
	Project End Date	Dec-2027
	Plot Extent	331047.9 Sft
	Total Open area (Sq Mt)	17957.79 Sq.Mt
	Total Covered area (Sq Mt)	12797.31 Sq.Mt
	Type of Dwelling Unit	1 BHK, 2 BHK, 3BHK
	Total No. of Dwelling Unit	770
	Carpet rea (Sq Mt)	54336.38
	No of Dwelling Units Available for Sale	770
	Area of exclusive Open terrace if any (Sq Mt)	5761.36 Sq.Mt
	Area of exclusive balcony/verandah (Sq Mt)	4692.08 Sq.Mt

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2. I/we enclose the following documents in triplicate, namely:

(i)	PAN Card	Copy Enclosed
(ii)	Audited Balance Sheet (Preceding Financial Year)	Copy Enclosed
(iii)	Legal title deeds reflecting the title of the promoter to the land	Copy of legal documents Enclosed
(iv)	Details of Encumbrances on the land	Copy of EC Enclosed
(v)	JDA & GPA on which the development is proposed	Copy of JDA Enclosed
	Planning Permit	Copy Enclosed
	Building Permit	Copy Enclosed
(vi)	Approved Sanction Plan	Copy Enclosed
(vii)	Specifications of the proposed project	Enclosed
(viii)	Location details of the Project	S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram, Chennai - 600 119.
	Location of the Project in google maps with latitude and longitude of the end points of the project	Copy Enclosed
(ix)	Proforma of Allotment letter, Sale / Construction Agreement & Conveyance Deed to be signed with allottees	Copy Enclosed
(x)	Details of Flat No, Type, Carpet Area (excluding balcony, open terrace and other common areas)	Statement Enclosed
(xi)	No of Covered Parkings	649
	Total area of Covered Parkings (Sq Mt)	8112.5 Sq.Mt

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(xii)	No of Open Parkings	101
(xii)	Total area of Open Parkings (Sq Mt)	1520.76 Sq.Mt
(xiii)	Details of Undivided Shares Pertaining to the Project	Statement Enclosed
(xiv)	The Name, Addresses, Phone Numbers, Email ids and Registration details of Real Estate Agents, if any, for the Proposed Project	NONE
(xv)	<b>Details of Architects, Structural Engineers, Site Engineers, Geo Technical Engineers Consultants associated with the project</b>	
	<b>Project Architects Details</b>	
	Architect Name	Tmt Jamuna Chalam
	E Mail ID	<a href="mailto:info@vernekar.in">info@vernekar.in</a>
	Registration No	RA/Gr.I/19/05/253
	Address Line 1	107, 2nd Main 1st Block,
	Address Line 2	Near Wipro Park, Koramangala, Bangalore.
	Mobile No	9886990472
	District	Banglore
	State	Karnataka
	Pin Code	560095
	<b>Project Structural Engineers Details</b>	
	Engineers Name	Thiru M.Venkata das,
	E Mail ID	<a href="mailto:dasconsultants@gmail.com">dasconsultants@gmail.com</a>
	Registration No	S.E/GR.I/19/03/078
	Address Line 1	Das consultants, flat no.1,
	Address Line 2	no.30, 6th main road, Lakshmi nagar extension, porur, ch-116.
	Mobile No	9444027676

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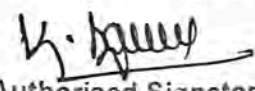
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District	Chennai
State	Tamil Nadu
Pin Code	600 116
<b>Project Site Engineers Details</b>	
Engineers Name	Thiru T. VIGNESH
E Mail ID	<u>vignesht.t@nccurban.com</u>
Registration No	CE/2020/09/828
Address Line 1	7-261/1143, Bangalawpudur,
Address Line 2	Poyyamani (Post)
Mobile No	98429 15066
District	Karur
State	Tamil Nadu
Pin Code	639110
<b>Project Geo Technical Engineers Details</b>	
Engineers Name	Thiru Dr. A. Verghese Chummar
E Mail ID	<u>fsengineers74@gmail.com</u> <u>geotechnical@fsengineers.com</u>
Registration No	GTE/19/07/033
Address Line 1	New No. 98,
Address Line 2	Velachery Road, Guindy, Chennai – 600 032.
Mobile No	98400 97357 044 2235 1862 044 2220 0624

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APPLICATION FOR REGISTRATION OF PROJECT

District	Chennai
State	Tamil Nadu
Pin Code	600 032.
Project Photo	Photo Enclosed
(xvi) Declaration in FORM 'B'	Enclosed

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my best of my Knowledge and belief and nothing material has been concealed by me/us therefrom.

Dated: 22/06/2023

Place: CHENNAI

For NCC Urban Infrastructure Limited

  
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For SERENE ESTATES PRIVATE LIMITED

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