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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 Construction Private Limited having office at No.1, Stephenson Road, SPR City, Chennai - 600 012 hereby apply for the grant of registration of our project – **'SPR CITY – MARKET OF INDIA – PHASE 1 (Commercial Market)'** comprised in RS. No. 222/1 and 222/2 of Block No.12, Perambur Town, Division 73, Zone VI, Purasaiwalkam Perambur Taluk Within the limits of Greater Chennai corporation.

1. The requisite particulars are as under:-

(iii) Status of the applicant: Company

a Name : SPR Construction Private Limited
b Address: No.1, Stephenson Road, SPR City, Chennai-600 012,
Email: Chetan@sprindia.com & Contact No: +91 99677 01177/ 044-2538 2708
c Company Registration Certificate No.: U45206TN2009PTC073437 dated 6th 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**)

(iv) PAN: AANCS6295H (Copy Enclosed – **Annexure III**);

(v) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained: HDFC Bank Ltd, Sowcarpet, No.68, Ground Floor, Mint Street, Sowcarpet, Chennai-600 079, Tamil Nadu; (Bank Certificate Enclosed – **Annexure IV**)

(vi) Details of project land held by the applicant;

Land comprised in RS. No. 222/1 & 222/2 of Block No.12, Perambur Town, Division 73, Zone VI, Purasaiwalkam, Perambur Taluk. Within the limits of Greater Chennai Corporation.

(vi)(a) **Registration Applied for**

Construction of MSB Group Development - **Block No. 6 (Commercial Market)** Triple basement Floor (at 1st Basement Floor for partly shops and partly parking use), 2nd Basement Floor for parking use and 3rd Basement floor for parking use) + Ground Floor + 1st Floor to 4th Floor for (Shop use) + 5th floor (for parking use) + 6th Floor to 9th Floor for partly shops & partly for parking use+ 10th floor part to 15th floor part (for Office use).

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

a. CMDA Planning Permission No.13254 vide file No. C/PP/MSB/04 (Sheet No.1 to 43)/2021 in letter No.C3(N)/1150/2019 dated 04/02/2021- (Copy Enclosed – **Annexure V**)

b. Greater Chennai Corporation Building Permission No. CEBA/WDCN06/00124/2021 dated 30.04.2021. (Copy Enclosed–**Annexure VI**)

c. Environmental Clearance from State Level Environment Impact Assessment Authority, Tamilnadu (Copy enclosed – **AnnexureVII)**

(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	Osian One	Vepery	Residential	Completed & CC obtained	Part Owned & Part JV	NA
2	Osian Chlorophyll	Porur	Residential	Completed & CC obtained	Owned	NA

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

(viii) Registration fee by way of RTGS from HDFC Bank dated 01/07/2021 Vide UTR reference no. N182211550666817 for an amount of Rs. 12,80,000/- (Rupees Twelve lakh eighty thousand only) calculated as per sub-rule (3) of rule 3; (Statement of Calculation of Fee Enclosed- **Annexure VIII**).

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

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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 IX**)

(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 X**)

(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 XI**)

(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; (Copy of GPA Enclosed – **Annexure XII**)

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; (**Annexure V&VI**)

(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; (Enclosed – **Annexure XIII**)

(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 XIV**)

(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 11.74 acres located at comprised in R.S No.222/1(part) and 222/2 (part) of Block No.12, Perambur Town, Division 73, Zone VI, Purasaiwalkam, Perambur Taluk, within the limits of Greater Chennai Corporation bounded on the:

North by : Stephenson Road;

South by : 222/2;

East by : 222/1 and 222/2

West by : 222/2 and Cooks road

Longitude: 80.25383° N; Latitude: 13.1023° E ;

(Google Image Copy Enclosed – **Annexure XV**)

(ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; (Copy Enclosed – **Annexure XVI**)

(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 XVII**)

(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

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, Chenai – 600 083.
Corporation of Chennai – R.A. 116
Mobile: 9840098425
E-mail: rjarchitects@gmail.com

b) V. Rukkmangathan M.E. (Struc. Engg.)
Registered **Structural Engineer**.GR-I
GCC Reg.No.RSE 100232019
No.9, Kamaraj Nagar 2nd street,
Kundrathur, Chennai – 600 069.
Mobile: +91 73977 84917
E-mail: rukmangathan.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:

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

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

Dated: 01.07.2021
Place : Chennai

Yours faithfully,
For SPR Construction Private Limited

SPR CONSTRUCTION PVT.LTD.

Chetan Bohra
Director

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

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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.