

RE

REGULATORY RECORD

RERA Document

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

NCC
Urban

APPLICATION FOR REGISTRATION OF PROJECT



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 Old Door No.11, New Door No.21, Block No.72, Survey No. RS No.3636/6, 3rd Street, East Abiramapuram, Mylapore, Chennai-600018, Tamil Nadu.

1. The requisite particulars are as under:-

(i)	Status of the Applicant	Company
	Promoter Details:	
(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:	3rd Floor, NCC URBAN WINDSOR, New Airport Road, opp. Jakkur Aerodrome, Bengaluru - 560064
	Mobile No	+91 98806 54966
	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 NCC Urban Infrastructure Limited

Authorised 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

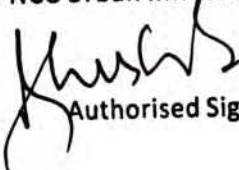
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(c)	Copy of the Registration Certificate	Enclosed
(d)	Main objects	
	Vision	To be a world - class infrastructure enterprise committed to quality, timely completion, customer satisfaction, continuous learning and enhancement of stakeholder's value.
	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, Mob No:+919880654966 
(iii)	PAN No.	AACCN2301G

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(iv)	Project Bank Details	
	Bank Name	ICICI Bank
	Branch Name & Address	Sholinganallur, OMR Road, Chennai-19
	Account No	"051905002107"
	IFSC Code	ICIC0000519
	District	Kancheepuram
	State	Tamil Nadu
(v)	Details of Project Land	
	Extent of Land	3 Grounds 628 Sq.ft or (7828) Sq.ft
	Survey No	Survey No. RS No.3636/6
	Address	Old Door No.11, New Door No.21, Block No.72, 3rd Street, East Abiramapuram, Mylapore, Chennai-600018, Tamil Nadu.
	Owner Name	Mr. RAMAN
	Type of Development	Joint Development Agreement
	Title Details	Entered Joint Development Agreement with M/s. NCC Urban Infrastructure Ltd on 25.01.2021 and appointed as Power Agent vide a registered Power of Attorney dated 25.01.2021, registered as Document Number 200/2021 at the Office of the Sub Registrar at Mylapore
(vi)	Details of Approvals obtained from various Authorities for Commencing the Project	
	Demolition permit	No. DA/WDCNO9/00084/2021 dated - 30.04.2021 issued by Greater Chennai Corporation
	Planning Permit	No. PP/NHRB/S(B1)/0229/2021 dated - 18.06.2021 issued issued by CMDA
	Building Permit	No.CEBA/WDCN09/00210/2021 dated - 31.07.2021 issued by Greater Chennai Corporation

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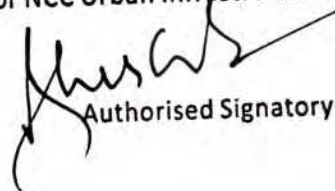
FORM 'A'
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(vii)	Details of Projects Launched by the Promoter in the last 5 Years	
	Project Name	NCC URBAN TEMPLETREES
	Project address	Sy.No:287/1A, Town Survey No.70/1 & 70/2B, Vallakottai Murugan Street,Rajamanikam Nagar, Near Nilgiris Super Market, Keelkattalai, Chennai – 600 117
	Extent of Land	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
(viii)	Agency to take up External Works	
	Road System	Self
	Water Supply	Self
	Sewage and Drainage System	Self
	Electricity Supply Transformers and Sub Station	Self
	Solid Waste Management and Disposal	Self

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APPLICATION FOR REGISTRATION OF PROJECT

(ix)	Registration Fee Details	
	Payment Mode	Demand Draft
	Bank Name	ICICI BANK
	Amount (INR)	33,545 /-
	Payable Branch	YELAHANKA
	DD No	"519231"
	Attach Copy of DD	Copy Enclosed
(x)	Project Details	
	Project Name	NCC URBAN NAKSHATRA
	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.
	Current Status	On going
	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 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.
	District*	Chennai
	State	Tamil Nadu
	Pincode	600018
	Project Commencement Date	Sep-21
	Project End Date	Dec-23
	Plot Extent	7828 Sft

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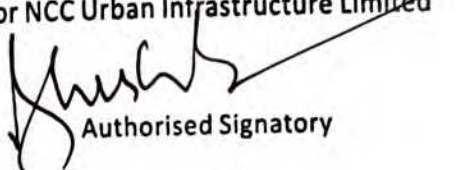
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Total Open area (Sq. Mt)	264.68 Sq.Mt
Total Covered area (Sq. Mt)	462.82 Sq.Mt
Type of Dwelling Unit	3 BHK
Total No. of Dwelling Unit	8
Carpet Area (Sq. Mt)	1309.4 Sq.Mt
No of Dwelling Units Available for Sale	3.5
Area of exclusive Open terrace if any (Sq Mt)	38.84 Sq.Mt
Area of exclusive balcony / verandah (Sq Mt)	185.84 q.Mt

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

	Documents Enclosed
(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, SHARING AGREEMENT & GPA Enclosed
(A)	Demolition permit Copy Enclosed
	Planning Permit Copy Enclosed
	Building Permit Copy Enclosed
(vi)	Approved Sanction Plan Copy Enclosed

For NCC Urban Infrastructure Limited

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(vii)	Specifications of the proposed project	Enclosed
(viii)	Location details of the Project	Survey No. RS No.3636/6, Old Door No.11, New Door No.21, Block No.72, 3rd Street, East Abiramapuram, Mylapore, Chennai-600018,
	Location of the Project in google maps with latitude and longitude of the end points of the project	13.03128702, 80.25955921 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	14
	Total area of Covered Parkings (Sq Mt)	394.53 Sq.Mt
(xii)	No of Open Parkings	2
(xiii)	Details of Undivided Shares Pertaining to the Project	Enclosed
(xiv)	The Name, Addresses, Phone Numbers, Email ids and Registration details of Real Estate Agents, if any, for the Proposed Project	NONE

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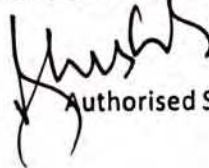
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(xv)	Details of Architects, Structural Engineers, Site Engineers, Geo Technical Engineers Consultants associated with the project	
	Project Architects Details	
	Architect Name	Tmt. PAVITHRA SRIPRAKASH
	E Mail ID	studio@shilpaarchitects.com
	Registration No	RA/Gr.1/19/04/179
	Address Line 1	"The Muse", L20,
	Address Line 2	Dr. VSI Estate, Thiruvanniyur,
	Mobile No	044 2454 2162, 044 4335 8531, 044 4269 6536
	District	Chennai
	State	Tamil Nadu
	Pin Code	600 041
	Project Structural Engineers Details	
	Engineers Name	Thiru A. YUVARAJ
	E Mail ID	buroindia@buroengineers.in
	Registration No	SE/GR-1/19/03/037
	Address Line 1	New No. 31, Old No. 14,
	Address Line 2	Besant Avenue Road, Adyar
	Mobile No	044 2491 2754, 044 2491 2755, 044 2491 2756
	District	Chennai
	State	Tamil Nadu
	Pin Code	600 020
	Project Site Engineers Details	
	Engineers Name	Thiru T. VIGNESH
	E Mail ID	vignesht.t@nccurban.com
	Registration No	CE/2020/09/828

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Address Line 1	7-261/1143, Bangalawpudur,
Address Line 2	Poyyamani (Post)
Mobile No	98429 15066
District	Karur
State	Tamil Nadu
Pin Code	639110
Project Geo Technical Engineers Details	
Engineers Name	Dr. C. V PRASAD
E Mail ID	drcvp@geomarineindia.com , info@geomarineindia.com
Registration No	GTE/19/03/003
Address Line 1	11, Shiva Priya, 2nd Main Road
Address Line 2	Kannappa Nagar, Thiruvannamiyur
Mobile No	94440 26189, 044 2448 1485, 044 2448 0305
District	Chennai
State	Tamil Nadu
Pin Code	600 041
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: 06.09.2021

Place: Chennai

For NCC Urban Infrastructure Limited


Authorised Signatory

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

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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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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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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