

RE

REGULATORY RECORD

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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 & 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.

SPR & RG Constructions Private Limited

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

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

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](#)



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

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

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

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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

