

RE

REGULATORY RECORD

RERA Document

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FORM „A“
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To,

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
NO. 1A, 1st Floor, CMDA,
Gandhi Irwin Road,
Egmore, Chennai-600008



Sir,

We **PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED** (Formerly known as **L & T SOUTH CITY PROJECTS PRIVATE LIMITED**) hereby apply for the grant of registration of our proposed project to be set up at Eden Park Township, M. R. Radha Main Road, Behind SIPCOT IT Park, Siruseri, Vandalur Taluk, Chengalpattu District, Chennai – 603103

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority; **Company**

(ii) In case of individual –

N/A

9840307980

KARHIKOVAN. D

- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph

OR

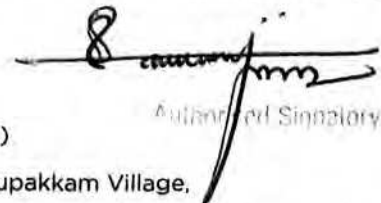
In case of firm / societies / trust / companies / limited liability partnership / competent authority –

(a) Name: **PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED**
(Formerly known as **L & T SOUTH CITY PROJECTS PRIVATE LIMITED**)

(b) Address:

Registered Address: Eden Park Township, M. R. Radha Main Road, Behind SIPCOT IT Park, Siruseri & Pudupakkam Village, Vandalur Taluk, Chengalpattu District, Chennai – 603103. Tamil Nadu, India.

For PRAGNYA SOUTH CITY PROJECTS PVT LIMITED


Authorized Signatory

Pragnya South City Projects Pvt. Ltd. (Formerly L&T South City Projects Pvt. Ltd.)

Eden Park Township, M.R. Radha Main Road, Behind SIPCOT IT Park, Siruseri, Pudupakkam Village,

Chennai - 603 103, Tamil Nadu, INDIA | Tel : +91 44 6660 0666 | www.edenpark.net | CIN No. U70101TN2006PTC058866

- (c) Copy of registration certificate: Attached-Annexure I
- (d) Main objects; Construction & Real Estate- Annexure I
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc. Attached-Annexure-I

- (iii) PAN No. **AACCD3198H** Copy Enclosed
- (iv) 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:- **Annexure-I**

- (i) Name: **ICICI Bank Ltd.,**
- (ii) Address: No.34-E, Old Mahabalipuram Road, Navalur, Siruseri Chennai-600130
- (iii) Account No.: **270805001085** -Siruseri Branch -IFSC-Code-**ICIC0002708-**

(v) **Details of project land held by the applicant:**

Land Parcel **46 Acres 413 cents** comprised in Survey Numbers: S.No.90/3A1A and 90/3A1B(part) situated in Pudupakkam Village, and Siruseri Village in S.N. Nos:123, 127/1, 127/2, 127/3, 130/1A,130/1B,130/10, 130/11, 130/12, 130/13, 130/14, 130/15B, 130/16, 130/17A1B, 130/17A2, 130/17B1, 130/17B2, 130/17B3, 130/18, 130/19, 130/20, 131, 132/1A, 132/1B, 132/2, 132/3, 133, 134/1A1, 134/1A2, 134/B, 134/1C, 134/1D, 134/2A, 134/2B, 135/1, 135/2, 136/1, 136/2, 136/3, 136/4, 136/5,136/6A, 136/6B, 136/6C, 136/7, 137/1, 137/2, 138/1, 138/2A, 138/2B1, 138/2B2, 138/3, 138/4, 138/5A, 138/5B, 139/2D (Part), 139/3, 139/4(Part), 139/5, 139/6, 139/7, 139/8, 139/10, 151/3 (Part), 153/1, 153/2A, 153/2B, 153/3, 153/4, 153/5, 153/6, 154/1, 154/2, 155/1, 155/2, 156/1, 156/2, 156/3, 156/4A, 156/4B, 156/5B, 156/6, 156/8A, 156/9B1A, 156/9B1B, 156/9B2, 156/10B, 156/11, 157/1 (Part), 157/2 (Part), 157/3 (Part), 157/4 (Part), 157/5 (Part), 157/6 (Part), 158/1 (Part), 158/2 (Part), 159/2 (Part), 159/5 (Part), 159/7 (Part), 159/8 (Part), 159/11 (Part), 159/12, 160/1(Part), 160/2A1 (Part), 160/2A2, 160/2B, 160/3, 160/4, 160/5A, 160/5B, 160/6, 161, 162, 163/2, 163/4A (Part), 163/4B (Part), 163/5(Part), 163/6A, situated in Siruseri Village, **Vandalur Taluk, District Chengalpattu, State Tamil Nadu** Less OSR and Road Acres **8.649** Cents and land admeasuring **0.402** Cents for expansion of the Road on the southern side of the Property After reducing lands gifted and earmarked the available land area **Acres 37.362 Cents.**

As and by way of phased development out of Balance Acres 37.362 Cents - Cluster-I and Cluster II comprising of 5 Towers has been planned and constructed out of which 4 Towers construction has been completed and 1 Tower construction is under progress in the land area of land area **Acres 12.828 Cents.**

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Presently proposing for Construction of Multi-storied Residential Building Consist of Block-1 [Basement + Stilt Floor (Parking+ Retail) (total area of retail covering 620.68 sq.mts) + 1st Floor (Podium Level Parking) + 18 Floors] and Block-2 [Basement + Stilt Floor (Parking + Retail) total area of retail covering 539.33 sq.mts + 1st & 2nd Floor (Podium Level Parking) + 17 Floors] Residential Building with 676 Dwelling Units of Flat Covering 39,222.26 sq.mts RERA Carpet Area and total Area of 65,229.04 sq.mts (Comprising of RERA Carpet Area- 39,222.26 sq.mts + Balcony- 4736.82 sq.mts_ Proportionate Share in Common Area-20,109.94 sq.mts) and Retail area 1160.02 sq.mts) to proposed to be constructed in Acres 3.020 Cents comprising in Survey Numbers: S.N. Nos;127/2, 127/3, 131, 132/2,132/3 situated in Siruseri Village and 737 Nos. of Car Parking along with Club House Tower [Stilt Floor and 1st, 2nd Floor + 2 Floors Area comprising of 1229.94 sq.mts hereinafter referred as Cluster -III to be set up as part of Eden Park Township-Phase-2, M. R. Radha Main Road, Behind SIPCOT IT Park, Siruseri & Pudupakkam Village, Vandalur Taluk, Chengalpattu District, Chennai – 603103.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: Attached -Approved Plan Annexure II

Date	Particular	Authority	Ref.No.	Annexure
25/06/2021	Planning Permission (PP)	Mamallapuram Local Planning Authority (MLPA)	Na.Ka.No.114/2019/MLPA	Annexure II
24/05/2022	Building Permit (BP)	Siruseri Panchayat	SI.No.08, Resolution No.12	Annexure II
	Environmental Clearance	SEIAA	No.SEIAA/TN/F.No.7312/E.C/8(a)/895/2022 dated 17.12.2022	Annexure II-NOC
17-06-2019 & 19-06-2019	Airport	Airport Authority of India	Block-1-CHEN/South/B/061219/404927 dated 17-06-2019 Block-2 CHEN/South/B/061719/406737 dated 19-06-2019	Annexure II-NOC
02-07-2019	Air Force	Air Force Station	TAM/5218/1/ATC(PC-37/19) dated 02-07-2019	Annexure II-NOC
15.10.2019	Fire NOC	Tamil Nadu Fire and Rescue Services Department	PP.NOC.No.140/2019	Annexure II-NOC

For PRAGNYA SOUTH CITY PROJECTS PVT LIMITED


Authorised Signatory

- (vii) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed including the status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc. Annexure - III

Whole Project;

The Promoter has formulated a scheme for developing residential township and commercial development comprising of several blocks/towers/wings of buildings with restrictive usage of common areas in the respective blocks/towers/wings so to be defined and known in different names in multiple phases in the name and style of 'Eden Park Phase II' for the same Approval has been obtained from DTCP vide approval no.106/2013 dated 02.05.2013 and Mamallapuram Local Planning Authority, Chengalpattu vide MLPA letter Na.Ka.No.539/2011/MLPA dated 09.07.2013 and Planning Permit No.33/2013 dated 09.07.2013 (extended vide Na.Ka.No.447/2016/MLPA dated 10/06/2016). Details of the Blocks Developed;

Sl.No.	Project Name	Location	Type of Project	Current Status
1	Eden Park Phase-2- Cluster I- A-1 Almond, B-1 Peach, C-1- Marigold-(RERA exempted)	Siruseri Village, Thiruporur Taluk District Chengalpattu	Residential Development	Completed and Handed Over
2	Eden Park Phase-2- Cluster-II- C-2- Daffodils and C-7- Jasmine and Club House TNRERA-Registration No. TN/01/Building/0058/2017 dated 14.9.2017	Siruseri Village, Thiruporur Taluk District Chengalpattu	Residential Development	C-7 Completed and Handed Over C-2 & Club House Construction under progress

- (viii) Agency to take up external development works **Siruseri Panchayat** Local Authority (exact Authority or any agreement to the Authority) / Self Development; **Siruseri Panchayat**
- (ix) Registration fee by way of a demand draft dated 18-01-2023 drawn on ICICI BANK bearing no. 512095 for an amount of **Rs.14,41,451/- (Rupees Fourteen Lakhs Forty One Thousand Four Hundred and Fifty One Only)** calculated as per sub-rule (3) of rule 3;

FOR PRAGNYA SOUTH CITY PROJECTS PVT LIMITED


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- (x) Any other information the applicant may like to furnish.
- Promoter pursuant to the scheme formulated, had been granted permission to develop 14 residential Block comprising of 3432 Apartments. A-Type-4-Towers, B-Type-3-Towers and C-Type-7-Towers and the same was proposed to be developed and executed in a phased manner and retail complex and Club House in 46 Acres and 41 Cents. **Main Approval-Annexure III**
 - The Promoter out of said approvals only 3 towers as and by way of Cluster-I were launched at the first instance. Towers A-1(Almond), B-1(Peach), C-1(Marigold) comprising of 712 Apartments. After due verification by TNRERA authority and DTCP relevant portion of the land and building have already been granted exemption vide letter No.TNRERA/0727/2017 dated 01.12.2017. **RERA-Exemption Letter-Annexure III**
 - Promoter registered 2 towers in Cluster-II namely C-7 (Jasmine) and C-2 (Daffodils) comprising of 576 Apartments and the club house with TNRERA at Chennai on 14.09.2017 under registration No.TN/01/Building/ 0058/2017 is valid up to 31.12.2023. **RERA Registration Certificate-Annexure III**

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

- Authenticated copy of the PAN card of the promoter; Attached-Annexure I**
- Audited balance sheet of the promoter for the preceding financial year. Attached-Annexure I**
- 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 Land Document, Patta, Title Opinion and E.C **Attached-Annexure I**
- 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; **Not Applicable-Copy of the Title Opinion Attached.**
- 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; **NA**

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- (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;

Project approval obtained in the year 2013 from DTCP- as per the DTCP Norms-for previously completed projects Completion Certificate norms are not applicable;

Attached Architect Certificate for Completion of Building-Annexure-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;

Proposed Phased Development.

Additional Plan Sanction (PP) has been issued by Mamallapuram Local Planning Authority vide Na.Ka.No.114/2019/MLPA dated 25/06/2021 and Building Permit (BP) issued by Siruseri Panchayat vide SI4.No.08, Resolution No.12, dated 24/05/2022 respectively for development of Block-1 & 2 and Retail Area and Club House. In support of this, the following documents are attached.

- Copy of the Approved Plan from Mamallapuram Local Planning Authority-Attached Annexure V
- The Specification of the Project-Annexure V

- (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, solid and liquid waste management, emergency evacuation services, use of renewable energy;

Sources of Drinking Water- Supply from Siruseri Village Panchayat & Private Tanker

Sewage Disposal- Through STP & treated water used for flushing & Gardening

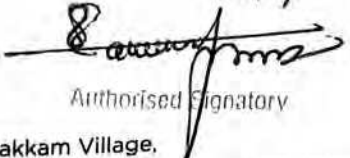
Solid Waste Disposal (Garbage)- Will be collected from Apartment and disposed through organic waste converter (OWC) and used as manure for gardening.

Fire Fighting- As per NBC.

Emergency Evacuation- As per NBC.

Use of Renewal Energy- Solar lighting for common areas

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- (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; **Annexure II**

Eden Park-Phase-2 B-Google Co-ordinates attached
Block-1

Latitude & Longitude: 12°49'32.6-"N 80°12'17.8"E

Block-2

Latitude & Longitude: 12°49'30.0-"N 80°12'19.0"E

Latitude & Longitude- Attached

Google image of the site attached

- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; Attached -**Annexure V**

Agreement for Sale -Attached

Construction Agreement-Attached

Application of Allotment Letter-Attached

Brochure-Attached

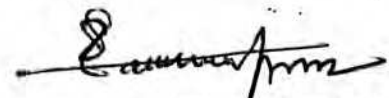
- (x) The number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately; Statement Attached- Statement Attached as **Annexure V**

- (xi) The number and areas of covered parking available in the project; Statement Attached as

Parking Provided	
Tower Name	No of Car Parking
Block-1	273
Block-2	464
Total	737

- (xii) The number of open parking areas available in the project;
Open Car Park-50
Covered Car Park-687

For PRAGNYA SOUTH CITY PROJECTS PVT LIMITED



Authorized Signatory

(xiii) Details of undivided shares pertaining to the project;

Phase-2 (UDS AREA)				
S.No	Description	Acres	SqM	SqFt
1	Total Land Area	46.41	1,87,827	20,21,773
	Deductions:			
2	OSR 1	3.9265	13,752	1,48,027
3	OSR 2	1.2441	5,035	54,192
4	25M Road Area	3.1054	15,890	1,71,040
5	Land left for Cart Road widening	0.402	1,625	17,494
6	Land for Private land access	0.0802	325	3,494
7	Total Deductions (sum of 2 to 6)	9.05	36,626	3,94,246
8	Total available for UDS for Entire Project (1-7)	37.36	1,51,201	16,27,528
9	UDS Land Area for Phase-2-Cluster -I & Cluster-II	12.828	51,913.12	5,58,787.68
11	UDS Land Area Contributed for Phase-2-Cluster-III (Block 1 & Block-2)	3.020	12,223.87	1,31,576.50

(xiv) The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **Yet to be appointed**

(xv) The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project; -

Licensed Surveyor/Architect, Structural Engineer, Works Contractor and Engineer: Annexure V

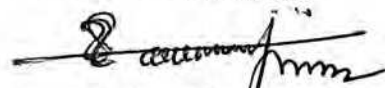
(xvi) a declaration in FORM B: **Attached herewith.**

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

Dated:06-02-2023

Place: CHENNAI

Yours faithfully,
For PRAGNYA SOUTH CITY PROJECTS PVT LIMITED



Authorized Representative
For Pragnya South City Projects Private
Limited
(Formerly known as L&T South City
Projects Private Limited)

Pragnya South City Projects Pvt. Ltd. (Formerly L&T South City Projects Pvt. Ltd.)

Eden Park Township, M.R. Radha Main Road, Behind SIPCOT IT Park, Siruseri, Pudupakkam Village,

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

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Encumbrance Certificate

Patta and Chitta

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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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OMR Thoraipakkam,
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hello@verified.realestate
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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.

