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PRAGNYA

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, **M/s. PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED (formerly known as L&T SOUTH CITY PROJECTS PRIVATE LIMITED)**, hereby apply for the grant of registration for the construction of a multi-storied residential block C2-Daffodils [Stilt 1 + Stilt 2 + 18 Floors] with 288 dwelling units and CS6-Car Parking Block (Stilt 1 + Stilt 2) in Cluster-II of the project to be set up at Eden Park Township-Phase-2, M.R. Radha Main Road, Behind SIPCOT IT Park, Siruseri Village, Vandalur Taluk, Chengalpattu District, Chennai – 603103 ("Project").

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**

(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: M/s **PRAGNYA SOUTH CITY PROJECTS PRIVATE LIMITED (Formerly known as L & T South City Projects Private Limited)**

PRAGNYA

(b) Address:
Registered Address: Eden Park Township, Phase-2, M. R. Radha Main Road, Behind SIPCOT IT Park, Siruseri Village, Vandalur Taluk, Chengalpattu District, Chennai – 603103. Tamil Nadu, India.

(c) Copy of registration certificate: **Copy Enclosed -Annexure I**

(d) Main objects of the Company; **Construction & Real Estate- MOA- Copy Enclosed- Annexure I**

(e) Mobile Number and Email Id

(1) Mr. Karthik - CRM Head

Mobile; 9884401488

Email Id; karthik.m@pragnyaedenpark.com

(2) Mrs. Sumathi - Legal Manager
Mobile Number;7021186475
Email Id; sumathi.s@pragnyaedenpark.com
Office Phone Number; 044-66600666

(f) Name, photograph and address of chairman of the governing body / partners / directors etc. Attached- **Copy Enclosed Annexure-I**

(iii) PAN No. **AACCD3198H**

(iv) 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: - **Bank Letter Copy Enclosed- Annexure-I**

(i) Name: **ICICI Bank Ltd,.**

(ii) Address: No.34-E, Old Mahabaliburam Road, Navalur, Siruseri Chennai-600130

(iii) Account No.: **270805000248** -Siruseri Branch -IFSC-Code-**ICIC0002708-**

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

Promoter is the owner of Land Parcel measuring **46 Acres 413 cents (1,87,827.00 Sq. Mtrs)** 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

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(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 **8.649** Acres and land admeasuring 0.402 Acres for expansion of the Road on the southern side of the Property, after reducing lands gifted and earmarked the available land area of the project is **37.362 Acres** being developed in a phased manner and proposed construction of the Residential Block C2- Daffodils is within Cluster I and II which is 12.828 Acres out of total **37.362** Acres.

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: **Approved Plan with Planning Permission from DTCP and Building Permission from Siruseri Panchayat - Copy Enclosed Annexure II**

Date	Particular	Authority	Ref.No.	Annexure
27/03/2023	Planning Permission (PP)	Mamallapuram Local Planning Authority (MLPA)	Na.Ka.No.2064/2022/MLPA	**Annexure II**
12/05/2023	Building Permit (BP)	Siruseri Panchayat	SI.No.03/2023	**Annexure II**
	Environmental Clearance	SEIAA	No.SEIAA/TN/F.No.509/EC/8(b)/230/2012 dated 07.11.2013 No.SEIAA/TN/F.No.9972/2023 dated 10.04.2023	**Annexure II-NOC**
22-07-2023	Airport	Airport Authority of India	C2-Daffodils CHEN/South/B/060922/676840 dated 22-07-2022 CS6-(Parking)CHEN/South/B/060922/676842 dated 22-07-2022	**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**
04.08.2022	Fire NOC	Tamil Nadu Fire and Rescue Services Department	PP.NOC.No.13544/C1/2022	**Annexure II-NOC**
			Geo Technical Report	**Annexure II**
			Structural Stability Certificate	**Annexure II**

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(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.;

There are no cases pending before the RERA as of today, there in only one second appeal pending before the Hon'ble Madras High Court, in which there is an order of stay of all further proceedings relating to a case filed by just 2 customers. Other than this there are no cases pending before any other forum.

Whole Project;

The Promoter has formulated a scheme for developing residential township development in a phased manner 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 2'. The Approvals 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 and further extended to Na.Ka.No.747/2019/MLPA dated 18/11/2020]. Details of the Towers Developed; **Main Approval Copy Enclosed as Annexure-III**

Sl.No.	Project Name	Location	Type of Project	Current Status
1	Eden Park Phase-2-Clusterl- A1-Almond, B1-Peach, C1-Marigold-(RERA exempted)- **[Exemption Letter Copy annexed as Annexure-III]**	Siruseri Village, **Vandalur Taluk** District **Chengalpattu**	Residential Development	Completed- -**Attached Completion Certificate-Annexure-III**
2	Eden Park Phase-2-Cluster-II-C2-Daffodils and C7-Jasmine and Club House TNRERA-Registration No. TN/01/Building/0058 /2017dated 14.9.2017 [RERA Certificate annexed as **Annexure-III]**	Siruseri Village, **Vandalur Taluk** District **Chengalpattu**	Residential Development	C7-Jasmine Completed **Attached Completion Certificate-Annexure-III** & Club House Structurally completed.C2-Daffodils Construction of the saidBlock come halt at Stilt-1Level-Now submitting the present application for C2-Daffodils ProjectRegistration with TNRERA

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(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 1st July, 2023 drawn on ICICI BANK bearing no. 512390 for an amount of **Rs.7,32,486/- (Rupees Seven Lakhs Thirty-Two Thousand Four Hundred and Eighty-Six Only)** calculated as per sub-rule (3) of rule 3; **Attached Calculation Sheet for registration fees with D.D as Annexure-III**

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

i) That the Promoter obtained Planning permission from Mamallapuram Local Planning Authority vide Na.ka.No.539/2011/MLPA dated 09/07/2013, (extended vide Na. ka.No.447/2016/MLPA dated 10/06/2016 and further extended vide Na. Ka.No. 747/2019/MLPA dated 16/11/2020) and Building Permit issued by Siruseri Panchayat vide Sl.No.2, dated 06/09/2013. DTCP has granted permission/approval to develop residential Blocks in the total area of 46.41 Acres, and the same has been proposed to be developed and executed in a phased manner. **Relevant Approval Copy Enclosed -Annexure III**

That pursuant to the scheme formulated, out of the above said property, the Promoter has gifted property to an extent of 0.8211 acres in favour of Pudupakkam Village Panchayat vide gift deed no. 7834 of 2013 and 3.1054 acres for road named as Eden Park Main Road, a portion of land admeasuring 3.3982 acres as Open Space Reservation ('OSR')[OSR-1], another portion of land of 1.2441 acres as OSR-2 and land admeasuring 0.0802 acres as approach road to private, all in favour of Siruseri Village Panchayat vide gift deed no. 7835 of 2013, registered in the office of the Sub-Registrar, Thiruporur. In addition, the Promoter has also earmarked a portion of the land admeasuring 0.402 Acres for expansion of road on the southern side of the said Schedule property. After reducing the lands gifted and earmarked (admeasuring about 8.649 acres) as aforesaid. That development land after gifting to OSR reduced to 37.362 acres on which approved Blocks were proposed to be developed in a phased manner. **Gift Deed Copy Enclosed -Annexure III**.

ii) Out of the said approval **Promoter had launched and completed 3 blocks** as and by way of Phase-2 referred as Cluster-I at the first instance. **Block A1-Almond, B1-Peach, C1-Marigold comprising of 712** Apartments, this was when the TNRERA Rules were notified in Tamil Nādu, the Block under execution at that time were fulfilling the conditions as stated in the TNRERA rules and were in compliance with TNRERA Rule **2 (h) (iii),** and hence the promoter had applied for exemption for structurally completed Cluster-I in Phase-2 and the same was granted. After due verification by TNRERA authority and DTCP, the relevant blocks have already been granted **exemption**

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by TNRERA vide letter No.TNRERA/0727/2017 dated 01.12.2017. Further DTCP has notified the same in their respective website under Sr.No.98 under Head Office file No.14134/17/SPLCELL Reg.Office/LPA NO.818 /2017(539/2011) and the same was completed and handed over to respective customers in the year 2018 itself. **RERA-Exemption Letter- Copy Enclosed - Annexure III.**

iii) The Promoter later launched 2 blocks in the Cluster-II namely C7- Jasmine and C2 - Daffodils comprising of 576 Apartments in Phase-II and the club house, when the TNRERA was notified and the has registered Cluster-II of Phase-2 with Tamil Nadu Real Estate Regulatory Authority at Chennai on 14.09.2017 under registration No.TN/01/Building/ 0058/2017 is valid up to 31.12.2023. Out of which construction of the Block C7 – Jasmine has been completed and sold apartments have been handed over to its customers.

iv) The Promoter commenced the construction of C2- Daffodils and the same come to halt at stilt-1 level by the promoter since the approval expired for the said development. **RERA Registration Certificate- Copy Enclosed - Annexure III**

v) Upon expiry of Planning Permission, the promoter has applied and obtained new sanction of Planning and building permit to commence the construction for Multi-storied Residential Building Consist of Block C2- Daffodils [Stilt 1+ Stilt 2 +18 Floors] with 288 Dwelling Units covering total Area of 37332.54 sq.mts (Comprising of RERA Carpet Area-24,946.02 sq.mts + Balcony Area - 1724.22 sq.mts + Proportionate Share in Common Area-10662.30 sq.mts), this is proposed to be constructed in 12.828 Acres comprising in Survey Numbers: S.N. Nos; 134/2A, 134/2B, 135/1, 135/2, 136/1, 136/2, 136/3, 136/4, 136/5, 136/6A, 136/6B, 136/7, 138/1, 138/2A, 138/2B1, 138/2B2,138/5B situated in Siruseri Village and CS6- Car Parking Block (Stilt 1 + Stilt 2) – which is part of Cluster -II. This is to be set up as part of Eden Park Township-Phase-2, M. R. Radha Main Road, Behind SIPCOT IT Park, Siruseri Village, Vandalur Taluk, Chengalpattu District, Chennai – 603103.

We are submitting the present Application for RERA registration of C2-Daffodils based on planning and building approval for development more fully described in point no. 2(vi) herein below;
The estimated Project cost for the said development C2- Daffodils is annexed with this application **Estimate Project cost Enclosed - Annexure IV**

vi) Usage of Building; Residential

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

(i) **Authenticated copy of the PAN card of the promoter; Copy Enclosed - Annexure IV**

(ii) **Audited balance sheet of the promoter for the preceding financial year. Copy Enclosed -Annexure IV**

(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; **This Land is owned by the applicant only. Copy of Patta, Title Flow Chart Enclosed -Annexure IV.**

(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; - **Encumbrance Certificate Enclosed Annexure IV**

(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; **N/A**

(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;

(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; **Master Plan with specification Copy Enclosed - Annexure II**

The present application for registration under RERA pertains to the project which is limited only to construction of Block C2 – DAFFODILS along with CS6- Car Parking Block (Stilt 1 + Stilt 2) (which is part of Cluster-II).

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(15) (17)

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A

The identification of C2 – DAFFODILS block already part of Cluster - II has been captured in the sketch annexed - **Annexure II**

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

(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 converted through organic waste converter (OWC) as manure and used for gardening.**

Fire Fighting- **As per NBC.**

Emergency Evacuation- **As per NBC.**

Use of Renewal Energy- **Solar Water Heater for Apartments**

Copy enclosed as Plan of Development work and Water Supply Schematic Drawing Annexure II

(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; **NOC from Air Port Authority specifying Latitude and Longitude- copy enclosed-Annexure II**

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

C2-Daffodils:

Latitude & Longitude:**12°49'30.06-"N 80°12'10.42"E, 12°49'31.49"N 80°12'10.46"E, 12°49'29.91-"N 80°12'13.04"E, 12°49'31.44-"N 80°12'13.22"E**

Latitude & Longitude:**12°49'29.86-"N 80°12'11.57"E, 12°49'29.28"N 80°12'11.64"E, 12°49'29.89-"N 80°12'13.01"E, 12°49'29.22-"N 80°12'13.04"E**

Latitude & Longitude with Google Image of the site with Site Photograph and site Plan Sketch -Annexure II

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(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; **Carpet area and UDS calculation statement attached as Annexure V**

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

Parking Provided		
Block Name	No of Car Parking	Area of Covered Parking (in Sq. mtrs)
C-2 Daffodils	324	11863.35
Total	**324**	11863.35

(xii) The number of open parking areas available in the project; **NIL**

(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 (A1- Almond, B1- Peach, C1- Marigold & Cluster-II (C7- Jasmine and C2- Daffodils)	12.828	51,913.12	5,58,787.68

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(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; -

Enclosed List of Consultants- 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:05-07-2023
Place: CHENNAI

Yours faithfully,

Authorized Representative
For Pragnya South City Projects Private Limited

PRAGNYA SOUTH CITY PROJECTS PVT LTD
CHENNAI
603 103

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.
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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

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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

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/tools

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- 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.