

RE

REGULATORY RECORD

RERA Document

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

5/5

NCC
Urban

APPLICATION FOR REGISTRATION OF PROJECT



15608/22

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
S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram,
Tamil Nadu, Chennai - 600 119.

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:	NCC URBAN WINDSOR, 3rd Floor, New Airport Road, opp. Jakkur Aerodrome, Bengaluru - 560064
Mobile No	9551009988 9880443358
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 SERENE ESTATES PRIVATE LIMITED

Authorized 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

For NCC Urban Infrastructure Limited

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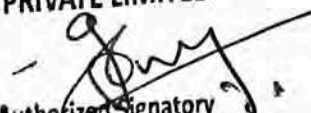
FORM 'A'
[See rule 3 (2)]

517

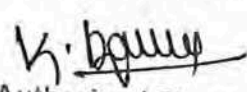
APPLICATION FOR REGISTRATION OF PROJECT

(c)	Copy of the Registration Certificate	Enclosed	
(d)	Main objects	<p>To be a world - class infrastructure enterprise committed to quality, timely completion, customer satisfaction, continuous learning and enhancement of stakeholder's value.</p>	
	Vision		
	Mission	<p>To build a strong future ensuring increased returns to shareholders and enhanced support to associates.</p>	
		<p>To adopt latest technologies in development, operation & maintenance of infrastructure projects.</p>	
		<p>To encourage innovation, professional integrity, up gradation of knowledge and skills of employees and a safe working environment</p>	
		<p>To be a responsible corporate citizen committed to the social cause.</p>	
(e)	Name and Photograph and address of Director etc.,*	<p>Mr. J S R RAJU, 3rd Floor, NCC URBAN WINDSOR, New Airport Road, Bengaluru-560064 ; jsrraju@nccurban.com,</p>	
(iii)	PAN No.	AACCN2301G	

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APPLICATION FOR REGISTRATION OF PROJECT

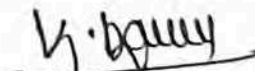
	Land Owner Details:	
(a)	Name of the Firm / Company	M/s. SERENE ESTATES PRIVATE LIMITED
(b)	Address	
	Registered Office:	NSL ICON, 8-2-684/2/A, Road No. 12, Banjara Hills, Hyderabad.
	Mobile No	9581412788
	Telephone No	91-40-40514444
	E Mail	sambasiva.rao@nslinfratech.com
	State	Registered Office: HYDERABAD
	Pin code	Registered Office: 500 034

(c)	Copy of the Registration Certificate	Enclosed	
(e)	Name and Photograph and address of Director etc.,*	Mr. SESHU KUMAR GOWRNENI, NSL ICON, 8-2-684/2/A, Road No. 12, Banjara Hills, Hyderabad - 500 034, sambasiva.rao@nslinfratech.com	
(iii)	PAN No.	AAJCS5462Q	

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

521

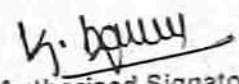
APPLICATION FOR REGISTRATION OF PROJECT

(iv)	Project Bank Details	
	Bank Name	ICICI BANK LTD
	Branch Name & Address	Chennai - Main Branch, ICICI Bank Ltd, P.B.No. 1610, Dare House, Annexe 44, Moore Street, Chennai Tamil Nadu-- 600001 .
	Account No	602005123381
	IFSC Code	ICIC0006020
	District	Chennai
	State	Tamil Nadu
(v)	Details of Project Land	
	Extent of Land	7.61 Acres
	Survey No	744
	Address	S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram, Chennai - 600 119.
	Owner Name	M/S. SERENE ESTATES PRIVATE LIMITED
	Type of Developement	Joint Developement Agreement
	Tittle Details	Entered Joint Development Agreement with M/s. NCC Urban Infrastructure Ltd on 02/12/2014 To Developing the Schedule Property by Constructing a Residential Project thereon comprising of Residential Apartments along with Infrastructural / Common Facilities and Amenities viz. roads, sewerage, electricit, line water connection and Parks / Open Areas ("Project")
(vi)	Details of Approvals obtained from various Authorities for Commencing the Project	
	Planning Permit	No. C/PP/MSB/27(S-1 TO S-36)/2021 dated - 07.05.2021 issued by CMDA
	Building Permit	No. CEBA/WDCN15/00287/2021 dated - 24/09/2021 issued by Greater Chennai Corporation

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523

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

APPLICATION FOR REGISTRATION OF PROJECT

(vii)	Details of Projects Launched by the Promoter in the last 5 Years	
1	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
2	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.
	Extent of Land	3 Grounds 628 Sq.ft or (7828) Sq.ft
	Category of Building	Residential Apartments
	Type of Dwelling Unit	LUXURIOUS 3 BHK Apartments
	Total No. of Dwelling Unit	8

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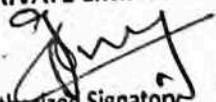
FORM 'A'
[See rule 3 (2)]

525

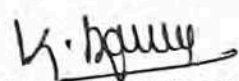
APPLICATION FOR REGISTRATION OF PROJECT

	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. within Chennai Corporation.
	Current Status	Under Construction
	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
(ix)	Registration Fee Details	
	Payment Mode	Demand Draft (DD)
	Bank Name	ICICI BANK
	Amount (INR)	14,88,630 /-
	Payable Branch	YELAHANKA
	DD No	"520646"
	Attach Copy of DD	Enclosed

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

527

APPLICATION FOR REGISTRATION OF PROJECT

(x)	Project Details	
	Project Name	NCC URBAN SIGNATURE TOWERS
	Project address	S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram, Chennai - 600 119.
	Current Status	Under Construction
	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 7 blocks each B+S+14 floors with 770 Dwelling units comprised in S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram, Chennai - 600 119.
	District*	Chennai
	State	Tamil Nadu
	Pincode	600019
	Project Commencement Date	Sep-22
	Project End Date	Dec-2027
	Plot Extent	331047.9 Sft
	Total Open area (Sq Mt)	17957.79 Sq.Mt
	Total Covered area (Sq Mt)	12797.31 Sq.Mt
	Type of Dwelling Unit	1 BHK, 2 BHK, 3BHK
	Total No. of Dwelling Unit	770
	Carpet rea (Sq Mt)	54336.38
	No of Dwelling Units Available for Sale	770
	Area of exclusive Open terrace if any (Sq Mt)	5761.36 Sq.Mt
	Area of exclusive balcony/verandah (Sq Mt)	4692.08 Sq.Mt

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APPLICATION FOR REGISTRATION OF PROJECT

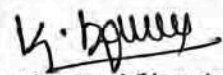
2. I/we enclose the following documents in triplicate, namely:

(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 Enclosed
	Planning Permit	Copy Enclosed
	Building Permit	Copy Enclosed
(vi)	Approved Sanction Plan	Copy Enclosed
(vii)	Specifications of the proposed project	Enclosed
	Location details of the Project	S.NO 744, Chemmenchery - Nookampalayam Road, Sholinganallur, Kanchipuram, Chennai - 600 119.
(viii)	Location of the Project in google maps with latitude and longitude of the end points of the project	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
	No of Covered Parkings	649
(xi)	Total area of Covered Parkings (Sq Mt)	8112.5 Sq.Mt

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

531

APPLICATION FOR REGISTRATION OF PROJECT

(xii)	No of Open Parkings	101
	Total area of Open Parkings (Sq Mt)	1520.76 Sq.Mt
(xiii)	Details of Undivided Shares Pertaining to the Project	Statement Enclosed
(xiv)	The Name, Addresses, Phone Numbers, Email ids and Registration details of Real Estate Agents, if any, for the Proposed Project	NONE
(xv)	Details of Architects, Structural Engineers, Site Engineers, Geo Technical Engineers Consultants associated with the project	
	Project Architects Details	
	Architect Name	Tmt Jamuna Chalam
	E Mail ID	info@vernekar.in
	Registration No	RA/Gr.I/19/05/253
	Address Line 1	107, 2nd Main 1st Block,
	Address Line 2	Near Wipro Park, Koramangala, Bangalore.
	Mobile No	9886990472
	District	Bangalore
	State	Karnataka
	Pin Code	560095
	Project Structural Engineers Details	
	Engineers Name	Thiru M.Venkata das,
	E Mail ID	dasconsultants@gmail.com
	Registration No	S.E/GR.I/19/03/078
	Address Line 1	Das consultants, flat no.1,
	Address Line 2	no.30, 6th main road, Lakshmi nagar extension, porur, ch-116.
	Mobile No	9444027676

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

533

APPLICATION FOR REGISTRATION OF PROJECT

District	Chennai
State	Tamil Nadu
Pin Code	600 116
Project Site Engineers Details	
Engineers Name	Thiru T. VIGNESH
E Mail ID	vignesht.t@nccurban.com
Registration No	CE/2020/09/828
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	Thiru Dr. A. Verghese Chummar
E Mail ID	fsengineers74@gmail.com geotechnical@fsengineers.com
Registration No	GTE/19/07/033
Address Line 1	New No. 98,
Address Line 2	Velachery Road, Guindy, Chennai – 600 032.
Mobile No	98400 97357 044 2235 1862 044 2220 0624

For SERENE ESTATES PRIVATE LIMITED

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

535

APPLICATION FOR REGISTRATION OF PROJECT

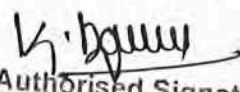
	District	Chennai
	State	Tamil Nadu
	Pin Code	600 032.
	Project Photo	Photo Enclosed
(xvi)	Declaration in FORM 'B'	Enclosed

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: 22/06/2023

Place: CHENNAI

For NCC Urban Infrastructure Limited


Authorized Signatory

For SERENE ESTATES PRIVATE LIMITED


Authorized Signatory

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

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

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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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.

