

FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Egmore,
Chennai -600008
Tamilnadu.

We hereby apply for the grant of registration of our project to be set up at Prithivi Avenue, 1st Cross Street, Door No. 4/39, Abiramapuram, Chennai – 600 018. Tamilnadu

1. The requisite particulars are as under:-

- (a) Name - **SSPDL Ltd** *VARUN - SAIN - C.P.D*
- (b) Address - **No. 2, Vallaiyan Street, Kotturpuram, Chennai – 600 085.**
Email : info@sspdl.com , Ph : 044-43442424
- (c) Copy of registration certificate - **ATTACHED**
- (d) Main objects - **Promoter / Developer of Residential and Commercial . properties**
- (e) Name, photograph and address of chairman of the governing body;
Prakash Challa, No.2, Vallaiyan Street, Kotturpuram, Chennai – 600 085. (Photo enclosed) : pchalla@sspdl.com . Tel : 044-43442424

(iii) PAN No. **ABUPC7246F**

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained -- **AXIS Bank, T.Nagar, Chennai 600 017**

(v) Details of project land held by the applicant : **808.25 SQMTR of land situated at Plot No.10, Door No.4/39, 1st Street ,Prithvi Avenue, Abhiramapuram, Chennai 600 018. Survey No.3672/15, Block No.72, , Greater Chennai Corporation, Zone 9 , Corporation Division : 123. (Extract ID : 2017 /0153/02/004374)**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project :

- a) CMDA Planning Permission Letter Ref : **B2/16996/2017 Dt : 02/4/2018**
- b) CMDA Planning Permit No. **11874 dt 02.04.2018**

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c) Chennai Corporation Building and PPA -S.PAANo. Corp. Bl. No. CEBH /WCN
09/00125/2018

PPA.No. B2/16996/2017 dt 02/04/2018

Corp Building Permit No..CEBA/ WDCNo9/00125/2018 dated : 02/05/2018

d) Demolition Chennai Corporation

W.D.C.No. DA/W DCN 09/00117 /2017 Challon No.No9 /2017-18/00453 Dt.
21.04.2017

- (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. - **NIL**
- (viii) Agency to take up external development works SELF Local Authority (exact Authority or any agreement to the Authority) - **Self Development**
- (ix) Registration fee : **Done by way of RTGS** (a demand draft dated.....drawn
Onbearing no.....for an amount of
Rs..... calculated as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish.
1. we enclose the following documents in triplicate, namely
- (i) authenticated copy of the PAN card of the promoter; (SSPPL) AADLS 0821K
- (ii) **audited balance sheet of the promoter for the preceding financial year is Enclosed**
- (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 ; **Government pleader legal opinion and GPA**
- (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 - **Updated EC enclosed**
- (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

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and copies of title and other documents reflecting the title of such owner on the land proposed to be developed-**Joint Development agreement enclosed**

(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 - **Planning and Building Permit enclosed**

- (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 - **CMDA plan and Corporation plan enclosed**
- (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 - **Provided**
- (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 - **Copy attached**
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; - **Sale & Construction agreements enclosed**
- (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. **Enclosed**
- (xi) the number and areas of covered parking available in the project - **Six (239.83 Sq.Mtr) : sketch attached**
- (xii) the number of open parking areas available in the project - **Four (50 Sq.Mtr)**
- (xiii) Details of Undivided Shares pertaining to the project - **808.25 UDS Sq.Mtr (Break up enclosed)**
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; **NIL**



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(xv) The names, addresses, Phone number, email ID and Registration details of.

1) CONTRACTOR Venus ENGINEERS LLP Flat No. A1, Plot No.15, DABC Avenue Mugappair 'West' Nolambur, Chennai – 600 095. Registration No. AAI – 9723. Email : venusengineerschennai@yahoo.com ; PH : 044-42129944

2) Structural Engineer - SOMADEV NAGESH Consulting Engineer & Regd valuer .New 15, 3rd Cross Street, Karpagam Gardens, Adyar, Chennai – 600 020. Registration Class 1 ; No: 180 ; email Id : nagesh@somadevnagesh.in : PH :24464410

3)Architect

Mr.S.Shankara Narayanan C-Block, 183 Anna Salai, Saidapet, Chennai – 600 015. Registration No: CA/97/21841. Registered architect No : 24 (Corporation) : email ID : studiolavanyaandshankar@gmail.com Ph : 044-22201055

4) GEO Technical Engineers – Prasad Armstrong Yen GEC (p) Ltd. 821,(Old No.439/1. Poonamallee High Road, Aumbakkam, Chennai – 600 106 PH : 044-23637146 : email : pavgec@yahoo.com CIN :U74210TN1992PTC023645

(xvi) a declaration in Form B- B Form is enclosed in Rs.20/- stamp paper

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

Dated : 22/02/2022

Place: Chennai

Yours faithfully,



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