

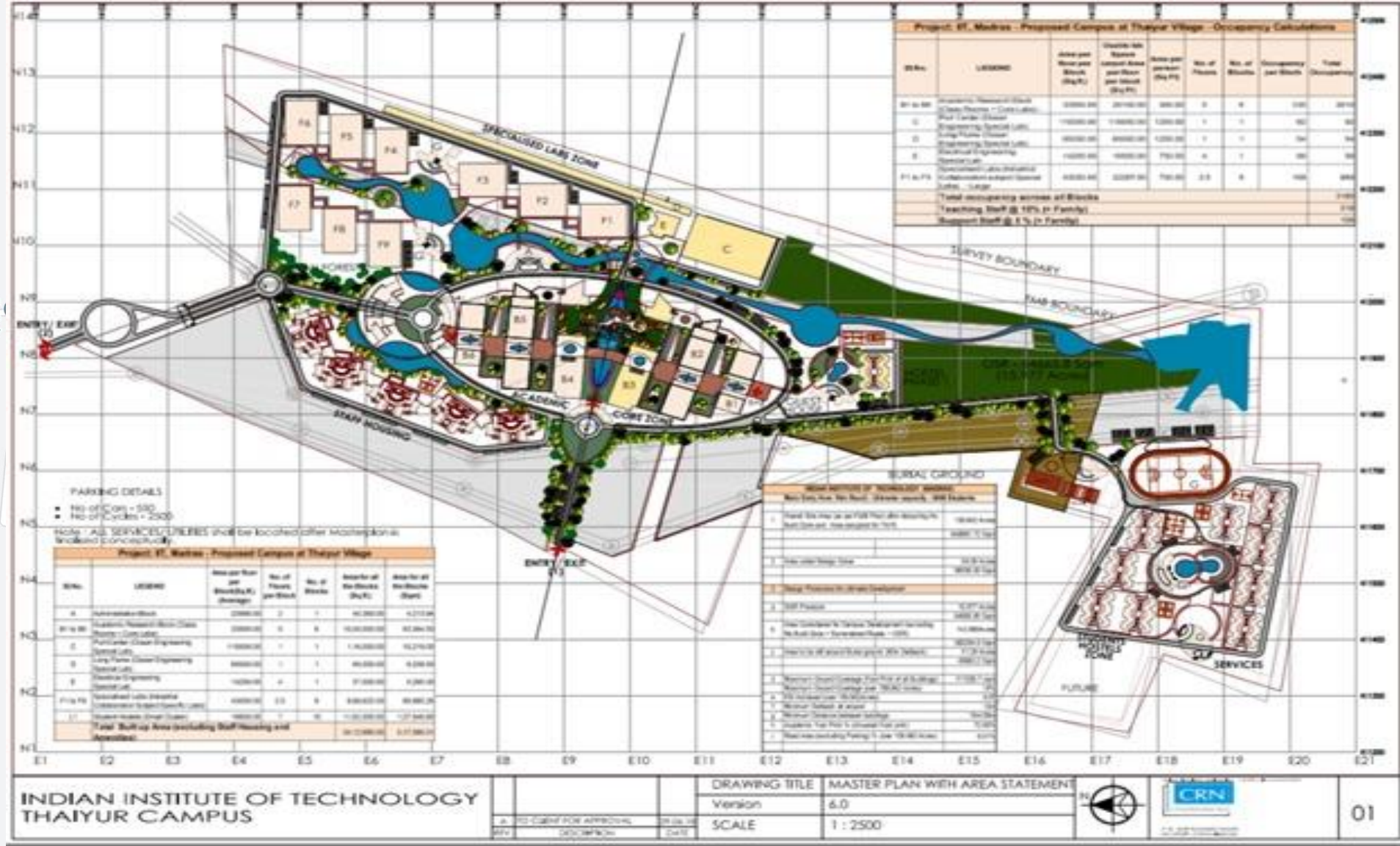




15 ± Acres Township with 400 Plots

**Only project with Clubhouse
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Close to 163 acres IIT Madras
Discovery Campus Thaiyur



Close to 783 acres Siruseri SIPCOT

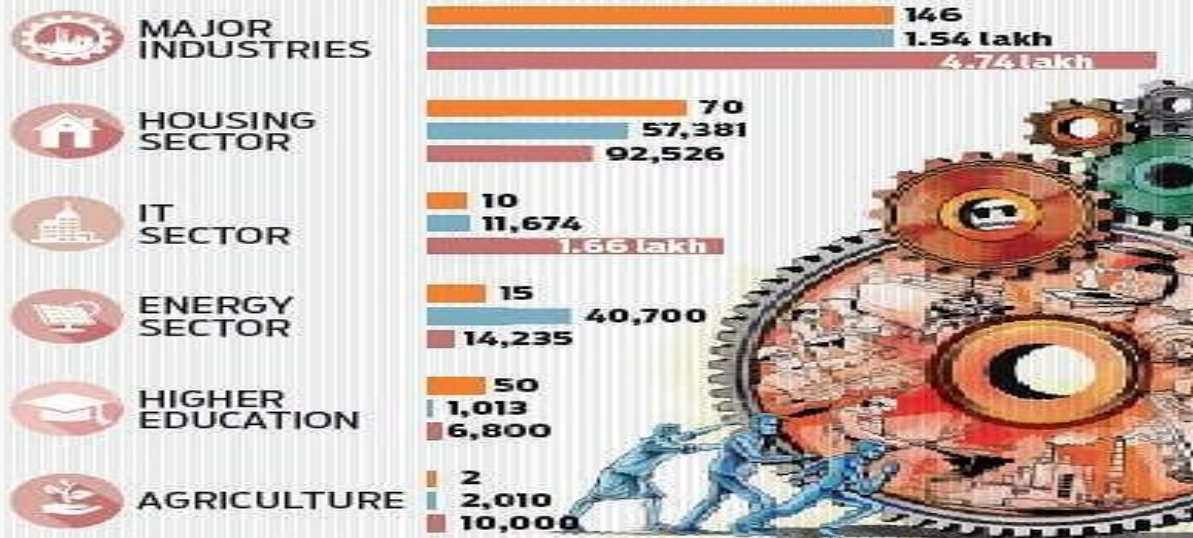


Chief Minister Edappadi K Palaniswami and Deputy Chief Minister O Panneerselvam with industrialists after the signing of MoUs during the Global Investors Meet in Chennai on Thursday | P JAWAHAR

For securing a better future

Has been huge. According to Hiroshi Shibusaki, president of Japanese Chamber of Commerce and Industry, Japanese companies contribute about

● Pacts signed ● Investment committed (₹ in crore) ● Jobs to be created



INVESTMENTS COMMITTED

CPCL: ₹27,460 cr	Neyveli Lignite Corporation: ₹23,800 cr
Adani Group: ₹12,000 cr	St.Gobain of France: ₹720 cr
Hyundai: ₹7,000 cr	Salcomp (Finland): ₹500 cr
Alliance Group: ₹9,488 cr	TPI composites for Wind mill blades USA: ₹730 cr
MRF: ₹3,100 cr	Sundaram Clayton: ₹1,200 cr
Foxconn (Taiwan): ₹2,500 cr	TVS Lucas: ₹500 cr
Eicher Motors: ₹1,500 cr	WABCO USA: ₹600 cr
PSA France (Peugeot cars): ₹1,250 cr	Yanmar of Japan: ₹500 cr

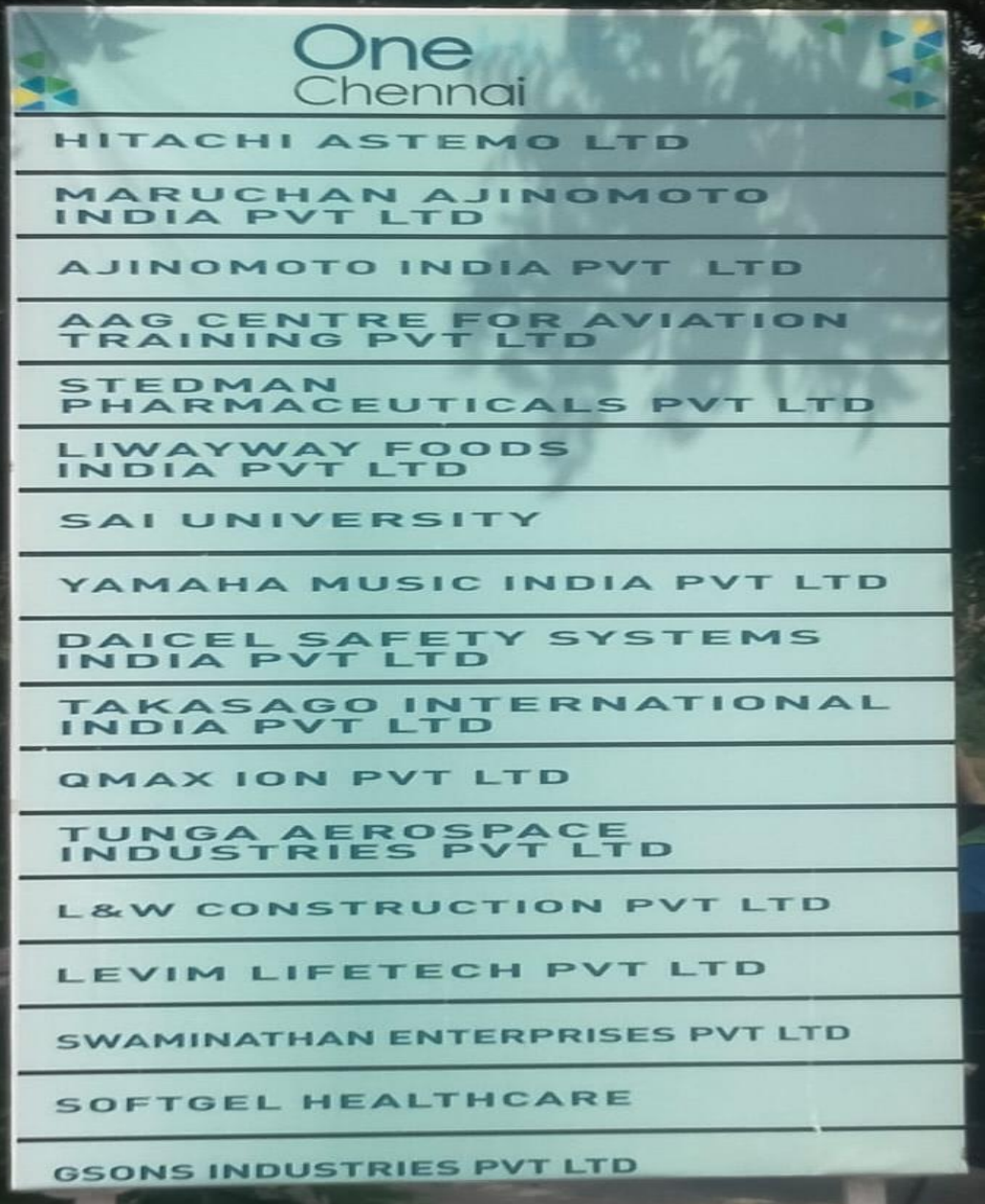
ECONOMY REMAINS STRONG UNDER MODI: V-P



Chennai: Vice-President Venkaiah Naidu on Thursday said Prime Minister Narendra Modi had, through various measures and reforms, ensured that the fundamentals of the country's economy remained strong. "The reforms taken up by the Centre in the past few years have made India the top destination for investments," he said while addressing the GIM here. He also recalled that former US President Barack Obama had described Narendra Modi as 'Reformer-in-Chief' in a profile he had written on the Prime Minister for the 'Time' magazine. "The entire world is looking towards India and there has been a renewed focus on the country in the past few years. India has achieved a GDP growth of 7.6 per cent in the first half of 2018-19. The size of the Indian economy is expected to touch \$10 trillion by 2030," the Vice-President said.

ENS

Upcoming 1500 acres Japanese Township



Companies inside Japanese Township

WATCH | India gets blue certification for two more beaches - Kovalam and Eden:



India gets blue certificate for two more beaches -...



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INDIA GETS BLUE CERTIFICATE FOR TWO MORE BEACHES - KOVALAM AND EDEN!

Watch on  YouTube

CATCH 'EM YOUNG

The facility will train young sportspersons and prepare them for national, international events

LOCATION



> The sports city is coming up near Thiruvadanthai, about 40 kilometres south of Chennai

> The site encompasses nine villages starting from Thiruvadanthai to Salavakkam along the ECR and between Kalavakkam and Paiyanur along the OMR in Tiruppur taluk of Chengalpattu district

> The stretch of land is situated on either side of the Buckingham canal



AREA

The facility is established in an area of 500 acres of contiguous land belonging to the government

FEATURES

The sports city will have infrastructure of international standards for all competitions and training



The facility aims at training athletes from across the state and the country



LIST OF FACILITIES THAT THE SPORTS CITY WILL HAVE

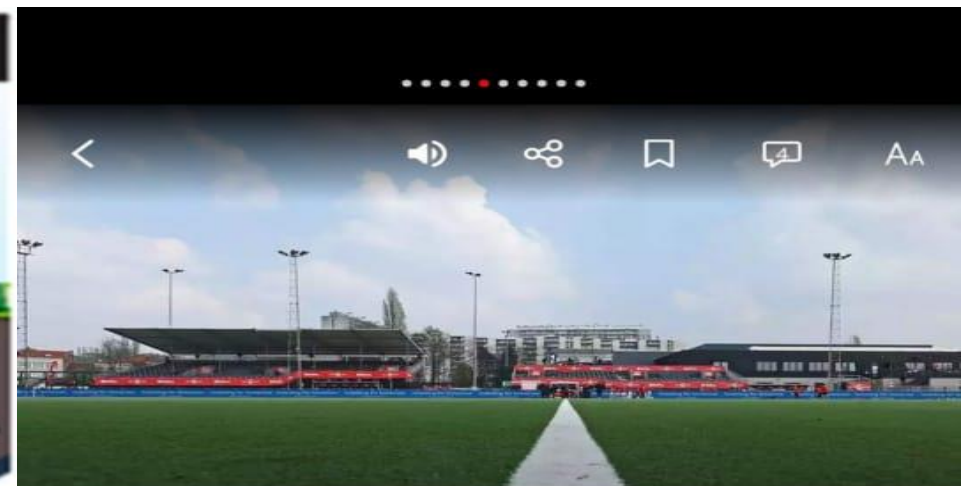
> Synthetic athletic track > Natural turf football field > Indoor stadium for basketball, boxing, handball and volleyball > Multipurpose indoor hall for indoor games such as	- fencing, judo, kabaddi, Kho-Kho and Taekwondo > Hockey stadium > Indoor badminton hall and table tennis > Indoor and outdoor skating rink > Aquatic complex comprising	- racing pool, warm-up pool and diving pool > Stadium for Persons with Disabilities > Adventure Sports > Sports hostel for boys and girls and accommodation facilities > Spectators' gallery
--	--	--

INSPIRATION FOR THE SPORTS CITY

Patiala's Netaji Subhas National Institute of Sports, which is one of Asia's largest sports institutes, covering 268 acres



Artist's impression of the upcoming sports city



The facility will train young sportspersons and prepare them for national, international events (Image used for repr... READ MORE

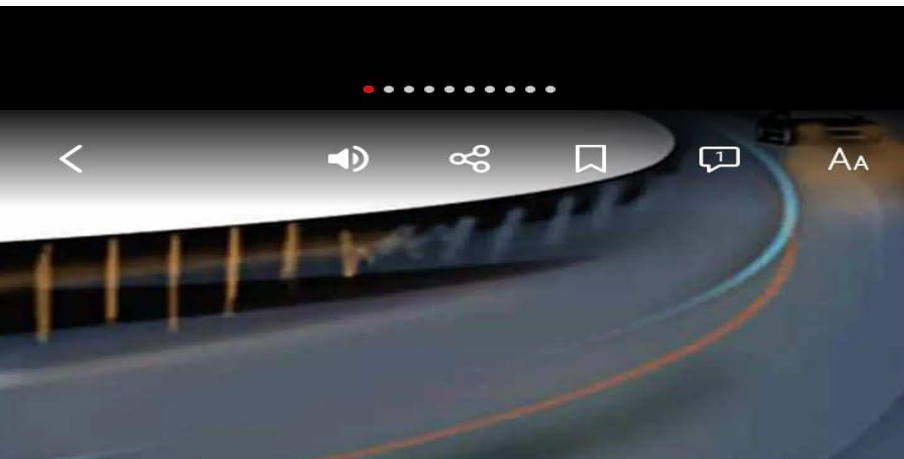
Tamil Nadu to unveil mega sports city on East Coast Road; 500 acres identified

TOI The Times Of India
27th Jan, 22 05:26 IST

KOMAL GAUTHAM AND SRIKKANTH D, TNN • CHENNAI

12

CHENNAI: A 500-acre Rs 700-crore mega sports city is set to take shape on the city outskirts, with such swanky facilities like finest athletic tracks, indoor cycling velodrome, hockey stadium, multipurpose indoor stadium for basketball, volleyball and boxing.



Representative Image

Chennai: Spiritual-cultural park to come up along East Coast Road

TOI The Times Of India
22nd Jul, 22 06:54 IST

TNN @ CHENNAI

90

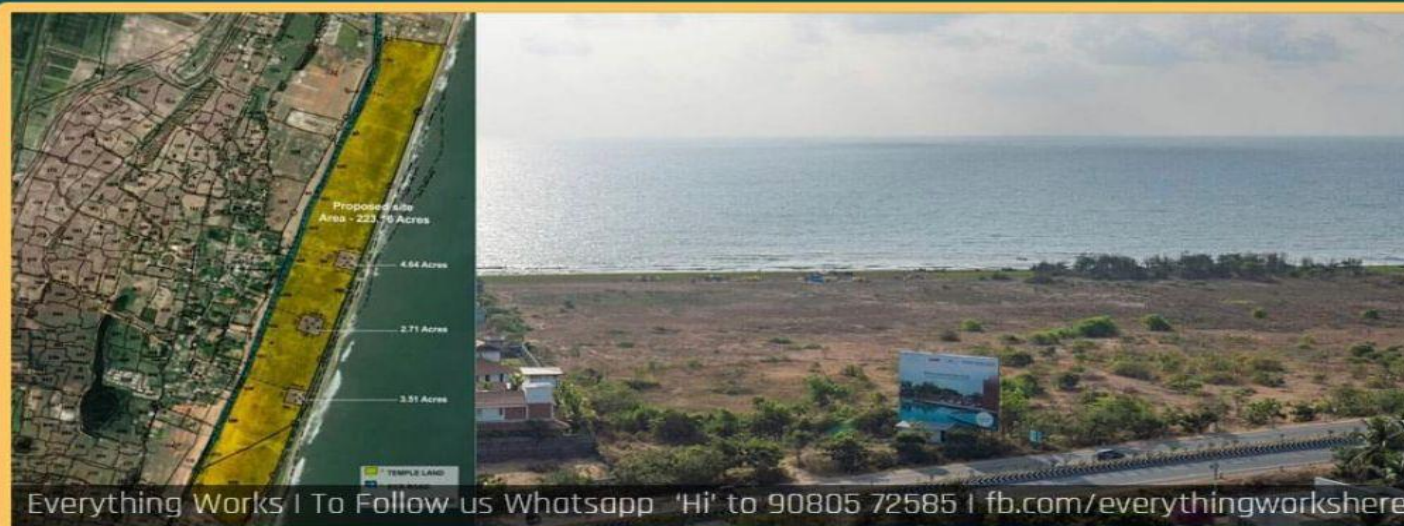
CHENNAI: Chennaiites will soon have one more weekend getaway spot on the ECR as Tamil Nadu tourism and the HR&CE department are planning to set up a spiritual and cultural eco-park on a 223-acre area near Thiruvadanthai on the scenic highway.

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WORKS**



The scenic **East Coast Road in Chennai** to get a new attraction soon as Tamil Nadu government has floated tender inviting consultant to prepare a **master plan for establishing a Spiritual and Cultural Eco Park' on a 223 acres land** opposite to Nithya Kalyana Perumal temple. The park will include **waterfront, cycle tracks, cottages, heritage, cultural & sculpture park, beach front activities, open air theater etc.**

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21.07.2022



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Metro To Be Extended To Sriperumbudur & Kilambakkam



Finance Minister announced that state government will undertake feasibility study to extend the Light House to Poonamallee bypass to Sriperumbudur via Thirumazhisai.



In order to have better connectivity to the upcoming bus terminus in Kilambakkam near Vandalur, study will be undertaken to extend the current Madhavaram - Siruseri line till Kilambakkam via Kelambakkam.



The government has announced feasibility studies to extend Thirumangalam to Avadi via Mogappair and Ambattur. These extensions are aimed to decongest the fast growing suburbs around Chennai.



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CHENNAI AIRPORT



On track and future-ready

Chennai Metro Rail plans to extend the Phase I project from Airport to Kilambakkam

The stations will come up at Pallavaram, Kothandam Nagar, Chromepet, Mahalakshmi Colony, Thiru. Vi. Ka. Nagar, Tambaram, Irumbuliur, Peerankaranai, Perungalathur, Vandalur, Anna Zoo and Kilambakkam Bus Terminus

■ It will be six-car trains based on traffic demand

■ All stations will be elevated and along the G.S.T. Road

LOCATION	TOTAL VEHICLE FLOW
Pallavaram 1	1,50,704
Pallavaram 2	1,55,884
Chromepet	1,99,387
Tambaram	1,55,432
Perungalathur	1,32,511
Mudichur Road	85,490

The Airport-Kilambakkam line will run 15.3 km with 12 stations

AREAS COVERED BY SUBURBAN LINE

Chennai Beach - Vandalur

34.4 km

Chennai Central - Thiruninravur

29.0 km

Chennai Central - Minjur

26.0 km

■ Perungalathur witnessed the highest passenger flow in peak hours (51,697), followed by Chromepet section (42,403)

■ K. PICHUMANI

TRAFFIC FORECAST

Year	Daily Passenger
2031	18.45
2038	25.35
2048	30.59
2053	35.12

(in lakhs)



SOURCE: CHENNAI METRO RAIL LIMITED

Metro connectivity from Siruseri to Kilambakkam via Kelambakkam

Designs Of Thoraipakkam, Sholinganallur Tweaked For Lines To Velachery, ECR

OMR set to be the next hub for metro to link all of city

U.Tejaswamy@timesgroup.com

A few years from now, Old Mahabalipuram Road (OMR) could become a metro rail hub with lines crisscrossing the main road at major junctions - Okkiyam Thoraipakkam and Sholinganallur - enabling people to switch trains on different lines to reach different parts of the city and also access ECR.

In addition to the line that will run along OMR, metro rail authorities are planning to connect East Coast Road (ECR) and Velachery with extension lines from either Okkiyam Thoraipakkam or Sholinganallur station or both built as part of phase-2.

The design of stations at Okkiyam Thoraipakkam and Sholinganallur is being tweaked to allow for adding of platforms and tracks in the future if the state government intends to extend lines to ECR and Velachery. This means there will be no need to make the new line soar over metro lines across OMR in the future to connect ECR to the metro network. It can just be linked to the existing stations at these two junctions to connect ECR with the rest of the city.

In Phase-2, both these stations are located on major junctions of OMR. While Okkiyam Thoraipakkam is part of corridor-3 from Madhavaram Milk Colony to Siruseri SIPCOT, Sholinganallur will be an interchange linking corridor-3 with corridor-5 from Madhavaram Milk Colony to Sholinganallur.

AN EYE ON FUTURE

"The concourse level of the stations will be built at an angle so that we can add more platforms in the future and make them integrated stations. It will look similar to the foot over-bridge at Central or Egmore stations linking many platforms. The changes made to these stations are minor, and won't make any significant increase in project cost," a metro rail official said. "We can link ECR and Velachery either with Okkiyam Thoraipakkam or Sholinganallur or both and form a T-junction," the official added.

When OMR becomes a metro rail hub, passengers from Anna Nagar, Porur, Alandur, Madipakkam, Nungambakam, Adyar and Madhavaram can switch corridors either at Okkiyam Thoraipakkam or Sholinganallur to head to East Coast Road.

"At Sholinganallur, it will be a challenging task as metro rail corridors would be built above a flyover," said T Archunan, project director, CMRL.

Some OMR residents said the metro link to ECR or Velachery from OMR will slash travel time between 50% and 80%. "There are four different routes now to reach Velachery from Sholinganallur in 45 minutes during peak hours. The extension line will benefit IT employees and residents of ECR. CMRL can also extend the line via Thoraipakkam-Radi Road to link Pallavaram and Tambaram," said Satish Galley, a resident.

A similar design tweak is being made to phase-2 Koyambedu metro, which will be built above phase-1 station, to add platforms for a future extension line to Avadi.

FUTURISTIC

A SNEAK PEEK INTO THE NEWLY IDENTIFIED EXTENSION LINES OF METRO RAIL UNDER PHASE 2

Total distance	118.9km	Stations	122	Corridors	3
Corridor 3	Madhavaram-SIPCOT 45.8km				
Corridor 4	CMBT- Poonamallee Bypass 26.1km				
Corridor 5	Madhavaram- Sholinganallur 47km				

PROJECT COST
₹ 61,843cr
DEADLINE
2026



Photo: If Shankar Imaging, Sholinganallur

STATIONS IN PHASE-2 IDENTIFIED FOR FUTURE EXTENSION LINES

► Okkiyam Thoraipakkam ► Sholinganallur ► Koyambedu

HOW WILL OMR BECOME A METRO RAIL HUB IN THE FUTURE?

- OMR will be the gateway to reach ECR and Velachery by metrorail
- CMRL will tweak design of stations Okkiyam Thoraipakkam and Sholinganallur for future extension to ECR and Velachery
- The concourse of both these stations will be positioned in such a way that only platforms would be added for extension lines
- The provision to add more platforms has been included in the tweaked design
- They may look similar to Central or Egmore railway station where a single FOB connects all platforms
- They may link either Thoraipakkam or Sholinganallur with ECR or with both the stations making a 'T' type junction
- While Thoraipakkam is part of corridor-3, Sholinganallur is an interchange linking corridor-3 and 5

TRAVELLING TO ECR OR VELACHERY IF METRO EXTENSION LINES COME UP

- Passengers from Madhavaram or Adyar could switch platforms at Thoraipakkam
- Passengers from Siruseri or Perumbakkam could switch platforms at Sholinganallur
- AT KOYAMBEDU
- Station design of Phase-2 metro at Koyambedu has also been tweaked for extension to Avadi
- State had announced a 17km line from Thirumangalam to Avadi. But CMRL will be connecting the extension line to Avadi with Koyambedu metro



Catering to the south

The CM on Friday laid the foundation stone for a new mofussil bus terminus at Kilambakkam, near Vandalur, on GST Road



- The project is to be developed on 44.74 acres at an estimated ₹394 crore

- The terminus is expected to attract 1.5 lakh passengers every day

- Mofussil bus bays to accommodate 130 government buses and 85 omnibuses

- MTC terminus planned on 7.4 acres

OTHER ASPECTS OF THE PROJECT

PUBLIC LOBBY:
2,014 sq. m

TICKET COUNTERS:
20

RETAIL:
49 shops across 1,412 sq. m

RESTAURANTS:
2 over 405 sq. m

- Terminus will have a medical centre, mothers' room, ATM, cloak room

- There will be 4 toilet blocks on the ground floor

- A gents' dormitory for 100 people

- A ladies dormitory for 40 people

- Four drivers dormitories to accommodate 340 drivers

NEWS BRIEF

15.3 km Metro Line Connecting Chennai Airport And Upcoming Kilambakkam Bus Terminus Gets Approval City's Nodal Transport Authority CUMTA

by India Infrahub - Wednesday, November 23, 2022 08:12 PM IST



Chennai Airport And Kilambakkam Bus Terminus

Snapshot

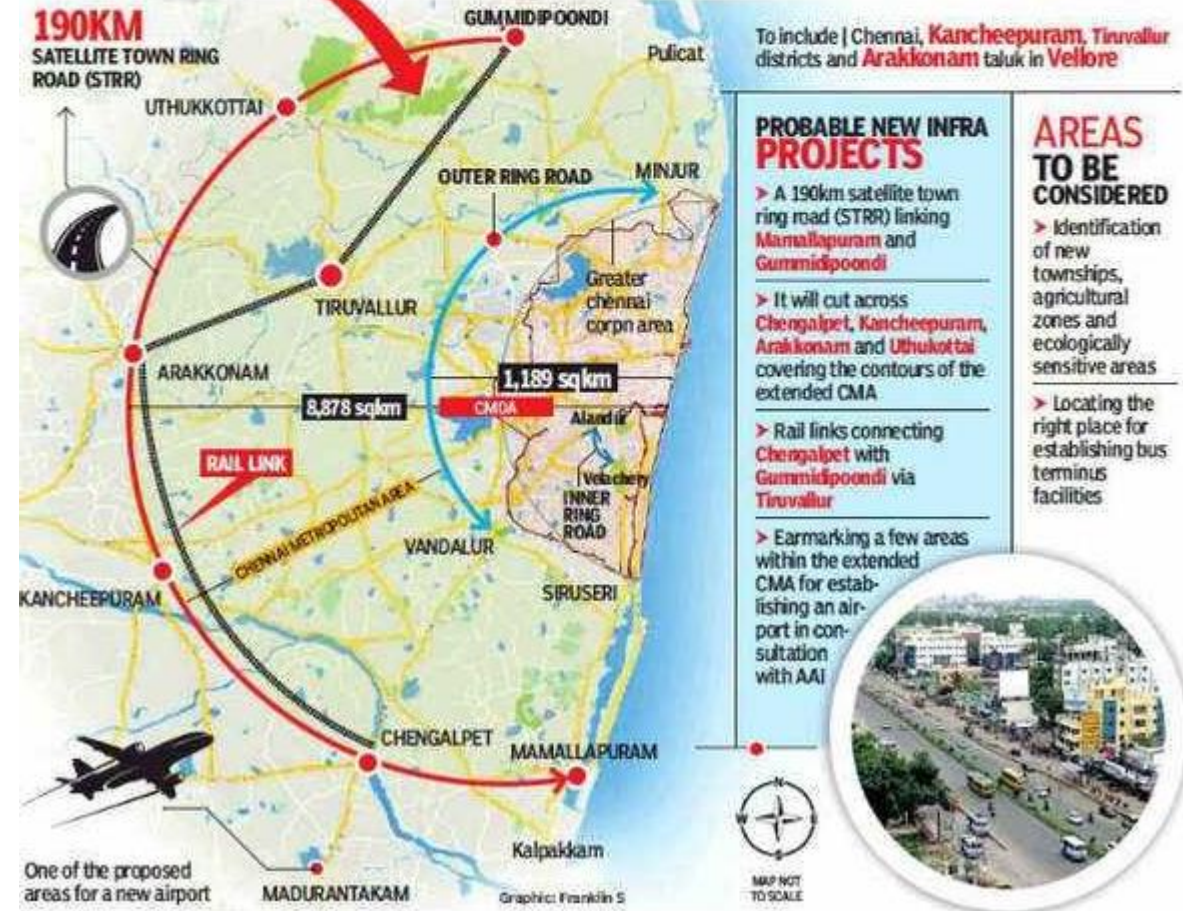
- The Chennai Airport-Kilambakkam blue line is an extension of the already operational Corridor 1 (Washermenpet to Chennai Airport) under the Phase-I of Chennai metro. It will be built as an elevated stretch along GST road.
- The Airport-Kilambakkam metro line will provide a major boost to connectivity to newly emerging suburbs in the southern periphery of the city. A new bus terminus is currently under construction in Kilambakkam.

The proposed 15.3 km metro line connecting Chennai Airport and Kilambakkam has been approved by Chennai Unified Metropolitan Transport Authority (CUMTA), the nodal authority for implementation of transportation projects in the city.

A high powered committee of the agency has also recommended to fast track the project given that the under construction Kilambakkam Bus Terminus is likely to be commissioned early next year.



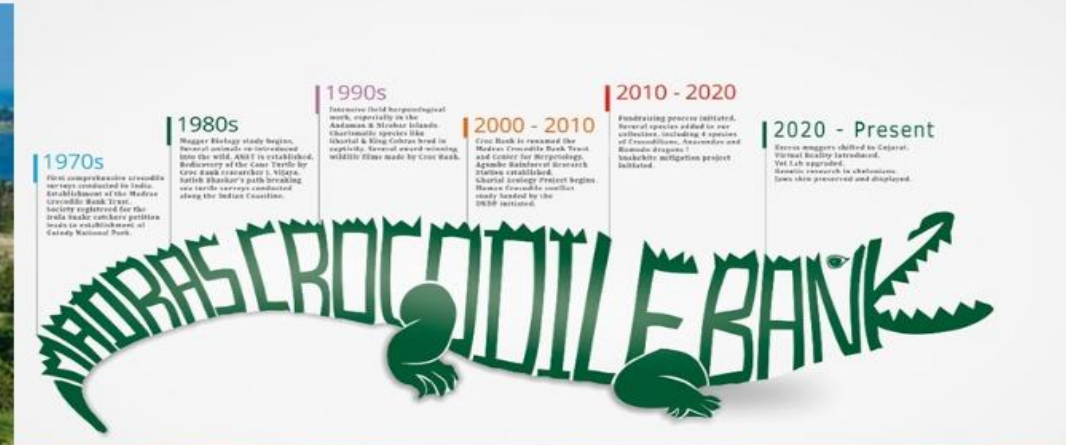
As the Chennai Metropolitan Area (CMA) expands, connectivity is going to be one of the focus areas



Expansion of CMDA limit



Shopping Zone



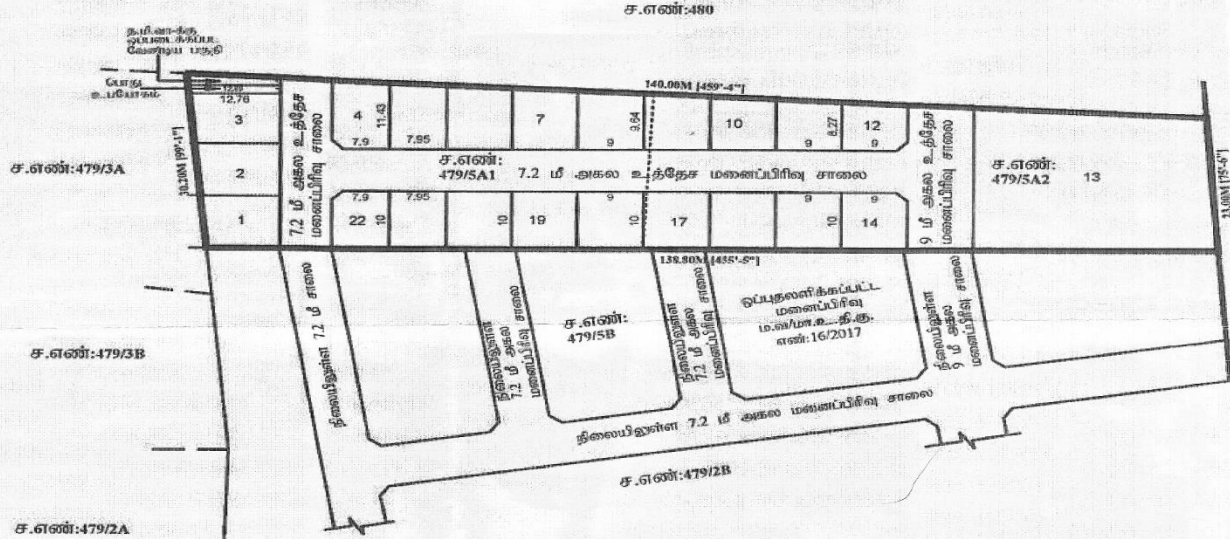
Entertainment Zone

URBAN TREE
SAPPHIRE GARDEN
THAIYUR



Plot No.	Area in Sq.ft	FACING
1	1035	East
2	1117	East
3	1144	East
4	977	West/South
5	961	South
6	1046	South
7	1001	South
8	956	South
9	912	South
10	867	South
11	823	South
12	766	South/East
13	8255	West
14	957	North/East
15	969	North
16	969	North
17	969	North
18	969	North
19	969	North
20	969	North
21	856	North
22	839	North/West

தெய்யூர் ஊராட்சி
 ஊராட்சி திர்மான எண்: 1377
 நாள்: 04.11.2022 ஊராட்சி அலுவலர்
 எண்: 2 நாள்: 03.11.2022
 மனைப்பிரிவு கட்டிட வரைபட ஒப்புதல் வழங்கப்படுகிறது
 தலைவர்
 தெய்யூர் ஊராட்சி



புதுப்பாக்கம் கிராமம்
 ச.எண்:167

மாமல்லபுரம் உள்நாள் திட்டக் குழும பகுதி

திருப்போரூர் ஊராட்சி ஒன்றியம்

தெய்யூர் ஊராட்சி

மனைப்பிரிவு வரைபடம்:

மாவட்டம்	செங்கல்பட்டு
வட்டம்	திருப்போரூர்
கிராமம்	தெய்யூர்-அ
நில அளவை எண்	479/SA1 & 479/SA2-ல் அமையும் குடியிருப்பு மனைப்பிரிவுக்கான தொழில்நுட்ப ஒப்புதல் வரைபடம் 1 : 800 (1"=66')
அளவு	4W0ESKM9 மா.உ.தி.கு(செ.மா-5)
கோப்பு எண்	0.90 ஏக்கர் (அ) 3650 ச.மீ (அ) 39288.60 ச.அடி
மனைப்பிரிவு இடத்தின் பரப்பு	26
கோரிய மனைகள்	22
ஒதுக்கிய மனைகள்	
மனைப்பிரிவு இடத்தின் எல்லை	
நிலையிலுள்ள சாலைகள்	

பொது ஒதுக்கீடுகள்:

உள்ளாட்சிக்கு ஒப்படைக்கப்பட்ட பகுதி: (தரப்படுத்தி எண்:22466/2022, நாள்:10.10.2022-ல் ஒப்படைக்கப்பட்டுள்ளது)	
உத்தேச மனைப்பிரிவு சாலைகள்	1003.60 ச.மீ (27.55%)
பொது உபயோகம்	18.00 ச.மீ (00.68%)
தமிழ்நாடு மின் உற்பத்தி (ம) பதிர்மான கழகம்	
ஆணையத்திற்கு ஒப்படைக்கப்பட வேண்டியவை	22.50 ச.மீ (00.85%)

7.2மீ & 9மீ அகல சாலைக்கு	கட்டிட வரம்பு	மூலையடிக்கு
	1.5மீ	1.5மீ x 1.5மீ

நிபந்தனைகள்:-

- இம்மனைப்பிரிவுக்கு உள்நாட்டின் இறுதி ஒப்புதல் வழங்கும் முன் இம் எந்த துறைகளையும் நில ஆர்ஜிதம் செய்யப்படவில்லை என்று, எந்த துறைகளையும் நில ஆர்ஜிதம் செய்யப்படவில்லை என்று தெரிவிக்க வேண்டும்.
- அரசாணை (நிலை) எண்:18, தகவல்:1 நிர்வாகம் (ம) குடிநீர் வழங்கும் துறை நாள்:04.02.2019-ல் புகார், சாலை ஒதுக்கீடுகள் (ம) பொது உபயோக பகுதியை உள்நாட்டிய தரப்படுகளுக்கு பராமரிக்க வேண்டும் என்று, நில உரிமை குறித்து உள்நாட்டிய முடிவெடுத்தல் என்ற நெறிக்கப்படுத்தி.
- சாலை அமைப்பு வரைபடத்தில் குறிப்பிடப்பட்டுள்ள மின்னளியத்திற்கான (TANEDCO) ஒதுக்கீட்டினை இடத்தின் மின்னளிய (TANEDCO) பரம்பலுக்கு இடத்தில் அளவுக்கு, பரப்பளவு ஆகிய விவரங்களை குறிப்பிட்டு நடைமுறை தரப்படுத்தும் முன் மின்னளியத்திற்கு ஒப்படைக்கப்பட வேண்டும்.
- நில உரிமை குறித்து வழங்கப்பட்ட சான்றுகள் (ம) பராமரிக்கப்பட ஆணைகள் சமீபத்தில் எவ்வளவு அளவுக்கு (அ) மனைப்பிரிவுக்கு இடத்தில் வழங்கப்படும் பகுதிக்கு ஒதுக்கீடு நடைமுறை தரப்படுத்தும் முன் இம்மனைப்பிரிவுக்கு வழங்கப்பட்ட தொலை நுட்ப ஒப்புதல் எவ்வித முன்னிலைப்படுத்தி நடைமுறைப்படுத்தி இப்பகுதி அளவுகள் எந்த செய்யப்படும்.
- இம்மனைப்பிரிவுக்கு தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு மனைகள் வரம்பும் ஒன்றோடு மறுபரிசீலனையும் ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு வரைபட நடைமுறைப்படுத்த வேண்டும்.
- இம்மனைப்பிரிவுக்கு தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு வரைபடத்தினை பொதுமக்கள் பார்க்கக்கூடிய சமீபத்தில் இடத்தில் 8" x 4" என்ற அளவுக்கு குறைபாடுகள் காணப்படும் மனைப்பிரிவு வரைபடம் வரைபடம் வேண்டும்.
- The Local body should issue final approval only after obtaining certificate of confirmation from the union engineer/BDO that the roads actually laid to the standards of the local body.
- மனைப்பிரிவில் அமைப்பு ஒப்படைப்பு செய்யப்பட சாலைகளை நடைமுறைப்படுத்தும் முன், சமீபத்தில் புகார் சாலைகளாக நிலை நிபந்தனை வேண்டும்.
- (அ) அரசாணை (நிலை) எண்:181, வீட்டுவசதி மற்றும் நகர்ப்பகுதி வளர்ச்சித் துறை UD4(1), நாள்: 09.12.2020, (புதுப்பாக்கம்) அரசாணை (நிலை) எண்:18, தகவல்:1 நிர்வாகம் மற்றும் குடிநீர் வழங்கும் துறை நாள்:04.02.2019 மற்றும் அரசாணை எண்:16, தகவல்:1 நிர்வாகம் மற்றும் குடிநீர் வழங்கும் துறை நாள்:31.01.2020-ல் கண்ட TNCDBR-2019 விதிவாண் 47 (11)-ஊடகம் மருகாட்சிக்குறிப்பிட்டுள்ள "Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants" After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
- (ஆ) மருகாட்சிக்குறிப்பிட்டுள்ள பகுதியில் "Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body".

சிறப்பு நிபந்தனைகள்:-

- நகர் ஊராட்சிக்குரிய சட்ட, யுவனக தொழில் நுட்ப அமைதி (அ) திட்ட அனுமதி அளிப்பதன் மூலம் விவரப்படுத்தப்பட்டுள்ள பகுதி உள்நாட்டில் உட்பகுதிக்குறிப்பிட்டுள்ள தொலை நுட்ப அனுமதி (அ) திட்ட அனுமதி அளிப்பதற்கு முன்பு விவரப்படுத்தப்பட்டுள்ள பகுதிக்குரிய அமைதிகள் (க) விவரப்படுத்தப்பட்டுள்ள பகுதிக்குரிய பகுதி, பட்டா, தரப்படுத்தும் பொது அதிகார பத்திரம் மேலும் பல) விவரப்படுத்தப்பட்டுள்ள பகுதிக்குரிய பகுதி உள்நாட்டில் பங்காக்கப்படுகிறது.
- சொத்தினை வங்க விருத்தம் எந்த நபரும் விவரப்படுத்தப்பட்டுள்ள பகுதிக்குரிய பகுதி உள்நாட்டில் உட்பகுதிக்குறிப்பிட்டுள்ள தொலை நுட்ப அனுமதி (அ) திட்ட அனுமதி அளிப்பதற்கு முன்பு விவரப்படுத்தப்பட்டுள்ள பகுதிக்குரிய அமைதிகள் (க) விவரப்படுத்தப்பட்டுள்ள பகுதிக்குரிய பகுதி, பட்டா, தரப்படுத்தும் பொது அதிகார பத்திரம் மேலும் பல) விவரப்படுத்தப்பட்டுள்ள பகுதிக்குரிய பகுதி உள்நாட்டில் பங்காக்கப்படுகிறது.

Document certified by Sivaprakasam

A.

Signed by: Assistant Director

Location: Chengam

Date: 2022.10.27 05:59

ம.வ/மா.உ.தி.கு(செ.மா)எண்:146/2022

உ

இணை இயக்குநர்/ உறுப்பினர் செயலாளர்(பொ)
 மாமல்லபுரம் உள்நாள் திட்ட குழுமம்
 மாவட்ட நகர் ஊராட்சித் துறை
 செங்கல்பட்டு



File No. TNRERA/ 17089 /2022

**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT**

FORM 'C'

[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/ 01 / Layout/ 9614 /2022, dated 20.12.2022.

Project Name: "SAPPHIRE GARDEN BY URBAN TREE"

Project Details & Address:

Registration of Layout house sites with 22 plots comprised in S.Nos.479/5A1, 479/5A2 of Thaiyur 'A' Village, Thiruporur Taluk, Chengalpattu District. The Joint Director / Deputy Director / Assistant Director (i/c), T & CP, Chengalpattu District accorded technical sanction for the Layout No.146/2022 in Lr RC No.4W0ESKM9/2022/TCP dated 22.10.2022. The President, Thaiyur Panchayat, Thiruporur Panchayat Union approved the layout in Lr RC No.8/2022-23/President dated 07.11.2022.

Applicant:

M/s.Urban Tree Realty Products LLP,

'Suraj Kunj' No.18, (old No.8B),

Rutland Gate,

5th Street,

Nugambakkam,

Chennai - 600 034.

Email Id.legal@urbantree.in

2.This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale and construction agreement with the allottees as provided in 'Annexure A' of Rule 9
- The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;
- The registration shall be valid till **30.06.2023** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
- The Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violation/ deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

P.T.O

...2...

- If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

Bank Name & Branch : **ICICI Bank Ltd,**
Cenotaph Road,
Chennai District.

Account Number : **7777 0523 0419**

Dated : 20.12.2022
Place : Chennai-08.

By 43
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Tamil Nadu Real Estate Regulatory Authority

Additional Director
(Operation),
TNRERA, Chennai-8.





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