

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

(See Rule 3(2))

APPLICATION FOR REGISTRATION OF PROJECT

TO

The Real Estate Regulatory Authority - - 2968
Chennai

Sir,

We hereby apply for the grant of registration of our project to be set up at

UDAY VILAS
Door No.18, 20 & 22,
Plot No.14, Padmavathiar Road,
Jaypore Nagar, Gopalapuram,
Chennai- 600 086

S.NO	PARTICULARS	
1.	The requisite particulars are as under:-	
(i)	Status of the of the applicant	PRIVATE LIMITED COMPANY
(ii)	In Case of Company	
	(a) Name	LANDMARK HOUSING PRJOECTS CHENNAI PRIVATE LIMITED
	(b) Address	No. 27 Saravana street, T.Nagar, chennai 600 017.
	(c) Copy of Registration Certificate	ENCLOSED CID NO. U45400TN2013PTC090982
	(d) Main Objects	Copy of Memorandum of Association and Articles of Association of landmark housing projects chennai pvt ltd attached
	(e) Name of Directors Photos & Address	1.T.Udayakumar 2.U.Bhuvaneshwari Photos enclosed No. 24 Krishna street T.Nagar chennai 600 017
(iii)	PAN Number	AACCL4683M

S.NO	PARTICULARS	
(iv)	Name and address of the Bank with which account in terms of Section 4(2)(1)(d) of the Act will be maintained.	
	(a) Name of Account	Landmark housing projects chennai pvt ltd

		- udayvilas Escrow a/c
	(b) Type of Account	Current Account
	(c) Account Number	
(v)	Details of Project Land held by the applicant	Plot No.14, Old Door No.26, 27 & 28, New Door No.18, 20 & 22, Padmavathiar Road, Jaypore Nagar, Gopalapuram, Chennai- 600 086, comprised in R.S. No.67, 69, 82, 67/2 & 69/3 (as per Document) and R.S. No. 67/72 (as per TSLR), Block No.4 of Mylapore Village
(vi)	Registration Applied for (Specify the Blocks)-clearly to be mentioned in the site plan	1 Stilt Floor + 4 Floors Residential Building
(vi a)	Usage of the Building	Residential
(vii)	Extent of the Land in sq.m. (Extent for which FSI permitted)	1515.42
(viii)	Details of Approval / NOC / Consent obtained from various Competent Authorities	Not applicable
	(a) Copy of Planning Permission Approval Letter	Enclosed
	(b) Copy of Planning Permit	Enclosed
	(c) Copy of one set of Approved Plans with Local Body seal	Enclosed
	(d) Copy of Building Permit / Approval Letter from Village Panchayat	Enclosed
	(e) Copy of Environment Clearance (as applicable)	Not Applicable

S.NO	PARTICULARS	
(ix)	Total Floor Area in sq.m. for which registration is required, Abstract for each category, i.e., Residential / LIG / Other than LIG /Commercial	Enclosed
(x)	Registration Fees	
	i) Residential – upto 60 sq.m	Rs.10/- per sq.m
	ii) Residential – more than 60 sq.m	Rs.20/- per sq.m
	iii) Other category of buildings	Rs.25/- per sq.m
	iv) Commercial	Rs.50/- per sq.m
	v) Layout (for saleable area)	Rs. 5/- per sq.m
(xi)	Calculation sheet of Registration Fee to be	Enclosed

(xii)	Registration fee remitted and mode of payment UTR No./Reference No.	DD details
(xiii)	Brief detail of the projects launched in the past 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	Enclosed
(xiv)	Plan of development works:	
	(a) Water Supply	Chennai corporation
	(b) Sewage Disposal	CMWSSB
	(c) Solid Waste Disposal (Garbage)	Greater Chennai corporation
	(d) Renewable Energy	Solar photo voltaic system and generate
	(e) Fire Fighting (for MSB)	Not applicable
	(f) Emergency Evacuation Services (for MSB)	Not applicable
(xv)	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 endpoints of the project(Google image with site location) with GPS Coordinates	Enclosed
(xvi)	a) Proforma of allotment letter, prescribed by the promoter, if any.	Enclosed
	b) Sale Agreement and Construction Agreement (blank format) duly signed by promoter in all pages	Enclosed

S.NO	PARTICULARS	
(xvii)	Number, type and the carpet area of apartments for sale in the project along with the area of the exclusively balcony / verandah / open terrace areas for sale, UDS and No of Car Parking in the following format duly signed by promoter in all pages	Enclosed
(xviii)	Structural Stability Certificate	Enclosed
(xviv)	a) Name of the Architect MCA No.	Architect: Indrajit S. Kembhavi COA registration no. CA/2000/26684 License no. BCC/BL-3.6/A-2569/14-15 Contact no. :080 22442734 Email id : kembhaviarchitects@gmail.com Website link: www.kembhaviarchitects.com



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	b) Name of the License Surveyor L.S.No.	R.CHANDRASEKARAN Structural Engineer Chennaicorporation Licenced surveyor class I No 1666 F1, Lotus flats,12 kuppusamy street Palavanthangal chennai 600114 Mobile 9444992018
	c) Name of the Structural Engineer Registration No. of Structural Engineer	ER.P.RAMAN, SS Manian's Apartment, 5/13, Thambiah Road Extn., West Mambalam, Chennai – 600 033 Licenced Surveyor No.1633, Class - I
	d) Name of the Contractor, if any	Self development
(xx)	Audited Balance Sheet of the promoter for the preceding financial year	Enclosed
(xxi)	Copy of Patta / PLR / Sale Deed. If the applicant now applied for registration is different from the Planning Permit obtained applicant, link document should be furnished.	Enclosed
(xxii)	Copy of EC (From the date of PP Approval to 15 days before the date of submission to TNRERA)	enclosed
(xxiii)	Form 'B' – in Rs .20/- stamp paper duly signed by the promoter in all pages	enclosed
	a) Validity of Planning Permit	25.10.2023
	b) Project Completion date	<u>31.3.2021</u>
(xxiv)	CD with all the above details in PDF format	enclosed

We solemnly affirm and declare that the particulars given n herein are correct for our
knowledge and belief.

Dated: 27th May 2020

Place: Chennai

Yours Faithfully



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
suite
/landlens/one



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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+91 9996 12 9996

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.

