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RE REGULATORY RECORD

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தமிழ்நாடு तमिलनाडु TAMIL NADU 15 NOV 2022 14AC 649757

SUB-TREASURY 31 OCT 2022 Chennai-600 005 MYLAPORE

Urban Land Layout Promoters LLP
C.No.1

T.SHANMUGAM
L.No: 9140 / அ3/ 2010 Dt.20.09.2010
No.662, Anna Salai, Thousand Lights,
Chennai-06, Cell: 98408 75193

FORM 'A'

[See Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

TAMILNADU REAL ESTATE REGULATORY AUTHORITY 17486 23 DEC 2022 TNRERA CHENNAI

To,
The Real Estate Regulatory Authority
Tower – II (First Floor)
No. 1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008

Sir,

We hereby apply for the grant of registration of our project to be set up at Plot Number 54 & Plot Number 55 at PRITHVI NAGAR, comprised in survey number 108/2A1A (Part), Kundrathur Village, Kundrathur Taluk, Kancheepuram District, Tamil Nadu State.

For URBAN LAND LAYOUT PROMOTERS LLP

Designated Partner

1) The requisite particulars are as under:
   i) Status of the Applicant: Limited Liability Partnership
   ii) In case of Limited Liability Partnership:
      a) Name: Urban Land Layout Promoters LLP (Promoter) and Mr. Dinesh Chordia and, Mrs. Santhosh Chordia (Land Owner's).
      b) Address: Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079 – nikhil.urbanland@gmail.com → 9[illegible]125789
      c) Copy of Registration Certificate: Attached
      d) Main Objects: The company is into the business to acquire, develop, construct, demolish, redevelop, remodel, maintain of Land, Layouts, Flats, Commercial buildings and other real estate assets.
      e) Name, Photograph & Address of the Partners: Attached

   iii) PAN No: AAFFU5353H (copy attached)
   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: Account No: 602205049900, ICICI Bank, R K Salai, Chennai, IFSC Code: ICIC0006022
   v) Details of the Project Land held by the applicant:

S.No	Plot Number	Survey No	Extent (Sq.Ft)	Owner Name
1	54	108/2A1A	2566	Mr. Dinesh Chordia & Mrs. Santhosh Chordia
2	55	108/2A1A	2720	Mr. Dinesh Chordia & Mrs. Santhosh Chordia
		Total	**5286 Sq.ft**	

   vi) Details of Approval obtained from various Competent Authorities for commencing the Project:
      a) Chennai Metropolitan Development Authority: PP/NHRB/183/2022, dated 20/06/2022 (Attached)
      b) Kundrathur Town Panchayat: 354/2022, dated 11/08/2022 (Attached)

For URBAN LAND LAYOUT PROMOTERS LLP

Designated Partner

vii) Brief Details of the Project launched by the Promoter in the last 5 Years:

S.No		Description
1	Site Address	No. 108/2, 112/1, 112/2 & 112/3(part), Kundrathur Village, Kundrathur Taluk, Kancheepuram Dist
2	Project Details:	2.28 Acres CMDA Approval: P.P.D/L.O No. 51/2019 Panchayat Approval: No. 2/2019-20 RERA Approval: TN/01/Layout/0124/2019
3	Status	Work Completed. Completed
4	Case Pending (if any)	None
5	Type of Land	Joint Venture (Land Owners: Mr. Prithviraj Chordia, Mrs. Sajani Kavar, Mr. Dinesh Chordia, Mrs. Santhosh Chordia, Mr. Naveen Chordia, Mr. Aayush Chordia & Mr. Ravikant Choudhry)
6	Payment Pending	None

S.No		Description
1	Site Address	No. 112/3(part) & 117/1, Kundrathur Village, Kundrathur Taluk, Kancheepuram Dist
2	Project Details:	1.92 Acres CMDA Approval: P.P.D/L.O No. 07/2020 Panchayat Approval: No. 3/2020-21 RERA Approval: TN/01/Layout/0157/2020
3	Status	Completed
4	Case Pending (if any)	None
5	Type of Land	Joint Venture (Land Owners: Mr. Prithviraj Chordia, Mrs. Sajani Kavar, Mr. Rajendra Chordia & Mrs. Sumitra Chordia)
6	Payment Pending	None

For URBAN LAND LAYOUT PROMOTERS LLP

Designated Partner

viii) Agency to take up external development work: None.

ix) Registration fee by way of Online Transfer, Ref No MMT/IMPS/233919850834 dated 05/12/2022 for an amount of Rs 19,785/- calculated as per sub-rule (3) of rule (3).

x) Any other information the applicant may like to furnish: None

2) We enclose the following documents in triplicate, namely: -

i) Authenticated copy of Pan card of Promoter

ii) Audited balance sheet of the promoter for the preceding financial year: Audited balance sheet of the company and the designated partners are attached.

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

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 the details

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

vi) The sanctioned plan, apartment plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority

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 renewal energy

viii) 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

For URBAN LAND LAYOUT PROMOTERS LLP

Designated Partner

ix) Proforma of the Allotment Letter, Agreement for Sale, and the Conveyance Deed proposed to be signed with the allottees
x) The number and size of the apartment units in the project
xi) A declaration in FORM 'B'

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

Dated:
Place: Chennai

For URBAN LAND LAYOUT PROMOTERS LLP

Designated Partner

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

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.
/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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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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