

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.



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

APPLICATION FOR REGISTRATION OF PROJECT

2747

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 S.No 112/3 (part) & 117/1, Kundrathur Village, Kundrathur Taluk, Kancheepuram District, Tamil Nadu State.

- 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. Prithviraj Chordia, Mrs. Sajani Kavar, Mr. Rajendra Chordia, & Mrs. Sumitra Chordia (Land Owner's).
 - b) Address: Old No. 5/ New No 10, Ramanuja Street, Sowcarpet, Chennai – 600079
 - 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

For URBAN LAND LAYOUT PROMOTERS LLP

P. Prithviraj
Designated Partner

For URBAN LAND LAYOUT PROMOTERS LLP

[Signature]
Designated Partner

- 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: 602205049112, ICICI Bank, R K Salai, Chennai, IFSC Code: ICIC0006022
- v) Details of the Project Land held by the applicant:

S.No	Survey No	Extent (Acre)	Owner Name
1	112/3(part)	0.51 (out of 0.72)	Mr. A Prithviraj Chordia & Mrs. Sajani Kavar
2	117/1	1.41	Mr. Rajendra Chordia & Mrs. Sumitra Chordia
	Total	1.92	

- vi) Details of Approval obtained from various Competent Authorities for commencing the Project:

- a) Chennai Metropolitan Development Authority: PPD/LO: No. 07/2020, dated 30/01/2020 (Attached)
- b) Kundrathur Town Panchayat: LA No. 03/2020-21, dated 17/06/2020 (Attached)
- c) NOC from IOC dated 05/10/2019: Attached

- 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. Sales ongoing
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

For URBAN LAND LAYOUT PROMOTERS LLP

P. Duraimurugan

Designated Partner

For URBAN LAND LAYOUT PROMOTERS LLP

[Signature]

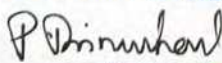
Designated Partner

- viii) Agency to take up external development work: Water Supply, Drainage System & Street Light to be laid out by Kundrathur Town Panchayat. Fees paid for the same. TNPERA/IDIB0001010
- ix) Registration fee by way of Online Transfer, Ref No MMT/IMPS/019208003284/ dated 10/07/2020 for an amount of Rs 24,825/- 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, layout 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

For URBAN LAND LAYOUT PROMOTERS LLP

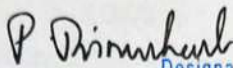

Designated Partner

- 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 plots 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: 08/07/2020
Place: Chennai

For URBAN LAND LAYOUT PROMOTERS LLP


Designated Partner

For URBAN LAND LAYOUT PROMOTERS LLP


Designated Partner

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
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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.

