

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-Registration
Form A
APPLICATION FOR REGISTRATION OF PROJECT

To
The Tamil Nadu Real Estate Regulatory Authority
Door No. 1 A, First Floor,
Thalamuthu-Natarajan Maaligai
Gandhi Irwin Road, Egmore
Chennai - 600 008.

Sir,

We hereby apply for the grant of registration of our residential housing project "VAAN MEGAM" to be set up at Sembakkam Village, Thiruporur Taluk, Kancheepuram District, Tamil Nadu State.

1.	The requisite particulars are as under :-	
	Status of the applicant, whether individual / company / proprietorship/ firm/ societies / partnership firm / competent authority;	Not Applicable
(ii)	In case of individual	
(a)	Name	
(b)	Fathers' name	
(c)	Occupation	
(d)	Permanent address	
(e)	Photograph	
	OR	
	In case of firm / societies / trust / companies / limited liability partnership / competent authority	Company
(a)	Name	Akshaya Private Limited
(b)	Address	G-Square, 4th Floor, No-46, Rajiv Gandhi Salai, Chennai-600 096
(c)	Copy of registration certificate	Annexure 1
(d)	Main objects	Annexure 2
(e)	Name, photograph and address of chairman of the governing body / partners / directors etc. (Please provide details as per Directors detail sheet)	Annexure 3
(iii)	PAN No	AAFCA 1708D
(iv)	Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained	(Letter from Bank attached - Annexure 4)
	- Bank name	HDFC Bank
	- Branch name	R.A. Puram Branch
	- IFSC code	HDFC0000141
	- Account number	57500000178148
	- Bank address	No. 10, Third Cross street, R.A. Puram, Chennai - 600028

Form A-Registration

(v)	Details of project land held by the applicant	
	- Plot bearing no / CTS no / survey no / final plot no	Survey Nos. 222/1B, 222/2 (part), 235/6B (part), 235/7 (part)
	Area (in sq mtrs)	3486.79 sq mt
	- FSI	6774.89 sq mtrs
	- Any other relevant detail	
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	1. DTCP Planning Approval No. PP/DTCP (CD) 56 (A to C) / 2018 dated 30/07/2018 (Annexure 5) 2. Approval from Sembakkam Panchayat Na.Ka. 151/2018/B1 dated 01/09/2018 (Annexure 6)
(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.	Annexure 7
	- Project name	
	- Address of the project	
	- Current Status	
	- Whether any delay in completion	
	- Details of cases pending	
	- Type of land	
	- Payments pending	
(viii)	Agency to take up external development works ((exact Local Authority or any agreement to the Authority) / Self Development)	Sembakkam Panchayat
(ix)	Registration fee as per sub-rule (3) of rule 3	Registration fee paid is Rs. 67,750/- Refer Annexure 8 for workings
(x)	Any other information the applicant may like to furnish.	
2.	I/we enclose the following documents , namely:-	
(i)	authenticated copy of the PAN card of the promoter;	Annexure 9
(ii)	audited balance sheet of the promoter for the preceding financial year.	Annexure 10
(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	Annexure 11

For AKSHAYA PRIVATE LIMITED

Authorised Signatory

Form A-Registration

(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;	Annexure 12
(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;	Not Applicable
	(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;	Annexure 13
(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 renewable energy	Annexure 14
(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;	Annexure 15
(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Annexure 16
(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	Annexure 17
(xi)	the number and areas of covered parking available in the project;	NA
(xii)	the number of open parking areas available in the project;	5

Form A-Registration

(xiii)	details of undivided shares pertaining to the project;	3486.79 sq mt
(xiv)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Annexure 18
(xv)	the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;	Annexure 19
(xvi)	a declaration in FORM B	Enclosed

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

Dated: 3rd Sept 2018
Place: Chennai

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

For AKSHAYA PRIVATE LIMITED


Authorised Signator

AKSHAYA PRIVATE LIMITED

Annexure 7 - VAAN MEGAM : Details of On-going & completed projects launched in last 5 years

S.No	Project name	Project description	Current Status	Category of building	Address	State	District	Pincode	Is any case pending	Type of land	Any delays in completion	Payments pending
1	TANGO	Construction of 250 residential apartments and a commercial block	structure & blockwork completed in two blocks (Block B & C) , structure work in progress in other blocks	MSB	Rajiv Gandhi Salai, (OMR) Okkiyam Thoraipakkam	Tami nadu	Chennai	600097	No	JD	Yes	receivables pending
2	TODAY	construction of 2134 apartments spread over 24 towers	Structure completed in 18 towers (Towers B1, B2, B3, C1, C2, C3, D1, D2, D3, D4, D5, D6, D7, E1,E2,E3,E4,E5), structure in progress other towers	MSB	Raji Gandhi Salai (OMR), Thaiyur	Tamilnadu	Kanchipuram	603103	No	JD	Yes	receivables pending
3	REPUBLIC	construction of 609 apartments spread over 5 blocks	Structure completed in four towers (Towers A,C,D,E), blockwork completed in 3 towers	MSB	Porur Kundrathur Road, Kovur	Tamilnadu	Kanchipuram	600128	No	JD	Yes	receivables pending
4	TRICHY RICH	construction of 65 luxury apartments in 2 blocks	structure and blockwork completed in one tower (Tower A)	MSB	Salai Road, Woraiyur,	Tamilnadu	Trichy	620003	No	OWN	Yes	receivables pending
5	ABOV	construction of 31 high end apartments	roof slab completed up to 25 floors	MSB	Raji Gandhi Salai (OMR), Padur,	Tamilnadu	Kanchipuram	603103	No	JD	Yes	receivables pending
6	EARTH	Development of Villa Plots	Completed	Plots	Sembakkam, Thiruporur Taluk	Tamilnadu	Kancheepuram	603108	No	OWN	No	receivables pending

For AKSHAYA PRIVATE LIMITED


 Authorised Signatory

AKSHAYA PRIVATE LIMITED
ANNEXURE 19 : VAAN MEGAM
PROJECT CONSULTANTS DETAILS

S.NO.	NAME	AREA OF WORK	ADDRESS	PHONE NO.	E-MAIL	REGISTRATION NO.
1	Kembhavi Architecture foundation - Mr. Indrajit Sharad Kembhavi	Architecture	1872,S Building, 38 A Cross, 11th Main, 4th T Block, Jayanagar, Benagalaru,Karnataka-560041	80-22441557/22442734	Kembhaviarchitects@gmail.com	CA/2000/26684
2	Prism Consultancy, Bangalore - Mr. P. Balamurugan	Plumbing and fire fighting	NO. 135/2, 11 th CROSS,Malleshwaram,Bangalore - 560 003	0413-4500279	balu@prismmepconsultants.net	
3	Auro Associates, Puducherry-Mr. Sahayaraj P.	Electrical	No: 111, First Floor Montorsier Street,Puducherry - 605 001	2344 94 32 / 2356 01 41	auroassociate1@gmail.com	U74210PY2008PTC002188
4	S.M.Saminathan, BE (Civil)M.Tech (Strucures)DC Tech,	Structural	11,Theradi Street, pallikkaranai, Chennai-600100	9282125426	smsaminathan@gmail.com	MIE 1501318 MISSE 1412 Licensed Surveyor Corporation of Greater Chennai-Reg No 1880

For AKSHAYA PRIVATE LIMITED


Authorised Signatory

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.

