

RE

REGULATORY RECORD

RERA Document

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

Form A

APPLICATION FOR REGISTRATION OF PROJECT

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

Sir,



We hereby apply for the grant of registration of our project REPUBLIC BLOCK -A to be set up at Kundrathur Main Road, KOVUR Village, Sriperumbudur 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;	Company
(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	Annexure 3
(iii)	PAN No	AAFA 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	
	- Bank name	HDFC Bank
	- Branch name	R A Puram, Chennai
	- IFSC code	HDFC000141
	- Account number	57500000057941
	- Bank address	No 10, Third Cross street, R A Puram, Chennai 600028
(v)	Details of project land held by the applicant	
	- Plot bearing no / CTS no / survey no / final plot no	Survey Nos 355/1B, 355/1A, 356/2B2, 356/2B1, 356/2A, 356/1B, 412/1, 412/2, 356/1A, 357/1A2
	- Area (in sq mtrs)	3,360.95 sq mt
	- FSI	5914 sq mt (Block A)
	- Any other relevant detail	Land Area and Survey Number is for the entire Project REPUBLIC, the FSI area is given for the ongoing (Project Block A) that is being registered with RERA
(vi)	Details of Approval obtained from Various Competent Authorities for commencing the Project	1. CMDA Planning Approval dated 26th September, 2013 (Annexure 4) 2. Approval from Tamil Nadu Fire and Rescue Services Department dated 15 October 2012 (Annexure 5) 3. Approval from Chennai Traffic Police dated 15 March, 2013 (Annexure 6) 4. NOC from Airports Authority of India dated 18 August, 2013 (Annexure 7) 5. Approval from Chennai Water Supply and Sewerage Board dated 16th July 2012 (Annexure 8) 6. Environmental Clearance dated 27.06.2013 (Annexure 9)

For AKSHAYA PRIVATE LIMITED

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(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 10
	- 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)	Kovur Panchayat
(ix)	Registration fee as per sub-rule (3) of rule 3	Registration fee paid is Rs. 1,18,300. Refer Annexure 11 for working
(x)	Any other information the applicant may like to furnish.	Details of land owner are enclosed as Annexure 12
2.	I/we enclose the following documents in triplicate, namely:-	
(i)	authenticated copy of the PAN card of the promoter;	Annexure 13
(ii)	audited balance sheet of the promoter for the preceding financial year.	Annexure 14
(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 15
(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 16
(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;	Annexure 17
	(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 18

For AKSHAYA PRIVATE LIMITED

Authorised Signatory

(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 19
(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 20
(ix)	proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;	Annexure 21
(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 22
(xi)	the number and areas of covered parking available in the project;	37 nos, 463 sq mt
(xii)	the number of open parking areas available in the project;	19
(xiii)	details of undivided shares pertaining to the project;	3,360.95 sq.mt
(xiv)	the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;	Annexure 23
(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 24
(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.

For AKSHAYA PRIVATE LIMITED

Dated: 9th February, 2021
Place: Chennai

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

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+91 9996 12 9996

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