

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

The Real Estate Regulatory Authority
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
3rd Floor (East Wing), CMDA, 'Thalamuthu-Natarajan Maaligai'
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Sir,

We hereby apply for the grant of registration of our project to be set up at Ferry Road of Ranjith Road Kotturpuram, Chennai- 600 085, for Plot No 2, Plot 3, Plot 5 & Plot 7, comprised in T.S.No.8(part), 11/2 part Block No.14, Adyar Village, Guindy Taluk, { formerly Mambalam-Guindy Taluk}, Chennai District, situated within the Registration District of Chennai South and Sub-Registration District of Adyar in the state of Tamil Nadu.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority: **Company**

ii) In case of firm / societies / trust / companies / limited liability Partnership / competent authority:

Name	M/S. BAASHYAAM CONSTRUCTIONS PVT. LTD
Address	No. 87, G.N. Chetty Road, T. Nagar, Chennai – 600 017
Copy of registration Certificate	Annexure "A" Copy Enclosed -Pending
Main objects	Main object of the company is Real Estate – Constructing mainly Villas, Residential & Commercial Buildings
Name, Photograph and Address of chairman of the governing body / Partners / directors etc.	List of Designated Partners and their addresses enclosed Annexure B
PAN No	AACCB4376P A Self attested copy is enclosed as per ANNEXURE C

Mrs Sugatha Ramkrishnan Naidu.



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	HDFC Bank Ltd, Branch Name: Emerging Corporate Group, Peninsula Business Park, Tower B, 5 TH Floor, Lower Parel, Mumbai – 400013.
---	--

Details of project land held by the applicant	Situated at Ferry Road of Ranjith Road Kotturpuram, Chennai- 600 085, for Plot No 2,3,5& 7, comprised in T.S.No.8(part), 11/2 part Block No.14, Adyar Village, Guindy Taluk, { formerly Mambalam-Guindy Taluk}, Chennai District, situated within the Registration District of Chennai South and Sub-Registration District of Adyar in the state of Tamil Nadu - Refer Annexure D
---	--

Details of Approval obtained from Various Competent Authorities for Commencing the Project	Not Applicable
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.	Brief Details of the Projects launched by the promoter in the last Five Years enclosed Refer Annexure F

Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development	1. Road System: Internal Pathways – Self Development 2. Sewage & Drainage System: Chennai Metropolitan Water Supply & Sewage Board (CMWSSB) 3. Water Supply – Chennai Water Board (CMWSSB) 4. Electricity Supply Transformers & Sub Station - Electricity to be supplied by Tamil Nadu Electricity Board (TNEB) Refer Annexure G
---	---

Registration fee calculated as per sub-rule (3) of rule 3	Demand Draft dated, HDFC Bank Kotturpuram, drawn on 13/08/2018, bearing no.008630 for an amount of Rs.68,700/-
Any other information the applicant may like to furnish.	-

Mrs Sreyatha Rameshwar Naidu




2. I/we enclose the following documents in triplicate, namely:-

Authenticated copy of the PAN card of the promoter.	AACCB4376P A Self attested copy is enclosed as per ANNEXURE C
Audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years	Audited copy of the Balance sheet has been enclosed as per Annexure I
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	Not Applicable
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	Enclosed as per Annexure K
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	GPA enclosed
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.	A Copy of Building Permit, Planning Permit enclosed as per Annexure -L A Copy of the Local body (Corporation) is enclosed. Refer Annexure M
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.	A copy of the Sanctioned Plan and layout plan is enclosed per Annexure N A list of specification of the Project is enclosed as per Annexure O

Mrs Sugatha Ramkrishna Naidu



The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including (a) Fire-fighting facilities, (b) Drinking water facilities, (c) Solid and liquid waste management, (d) Emergency evacuation services, (e) Use of renewable energy	Plan of Development works including proposed facilities is enclosed as per Annexure G
--	---

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	North by : Land belongings to Sri Subbarayalu Naidu(as per Patta TS No 7/1) South by : Land belongings to Rama Naicker (As per Patta T S No 9) East by : Land belongings to Mohideen Kuroshi and purchased by Sridevi Pratap and Darga land (As per Patta T S No 6,11/1,11/2 & 10/1) West by : River Latitude & Longitude of the end points of the Project enclosed as per Annexure Q
---	--

Proforma of the agreement for sale, and the conveyance deed proposed to be signed with the allottees.	Enclosed as per Annexure R1 & R2
---	----------------------------------

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	Enclosed as per Annexure S
--	----------------------------

The number and areas of covered parking available in the project	Not Applicable
--	----------------

The number of open parking areas available in the project	Not Applicable
---	----------------

Details of Undivided Shares pertaining to the project	Not Applicable
---	----------------

Ms Sreyatha Ramkrishna Naidu




The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	
---	--

The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project	Enclosed as per Annexure U
---	----------------------------

A declaration in FORM "B".	The declaration as per Form B is enclosed with this Form A
----------------------------	--

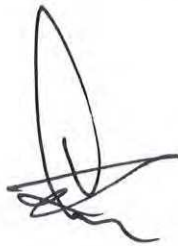
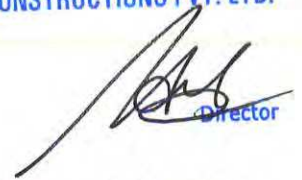
I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated:

Place : Chennai

For BAASHYAAM CONSTRUCTIONS PVT. LTD.

Mrs Sreyatha Ramesh Naidu

Director

Yours Faithfully,
Signature and Seal of the applicant (s)

Promoter: BAASHYAAM CONSTRUCTIONS PRIVATE LIMITED

Projects Completed in Last 5 Years

Project Name*	57 POES	Project Description (Max 500 Characters)	Residential – Stilt + 4
Current Status	Completed	State	Tamil Nadu
Category of Building	Residential	District*	Chennai
Is there any Case Pending	NO	Pincode	600 086
Address	New No. 57, Poes Garden		

Project Name*	NANDAVARJAM	Project Description (Max 500 Characters)	Stilt + 4
Current Status	Completed	State	Tamil Nadu
Category of Building	Residential	District*	Chennai
Is there any Case Pending	NO	Pincode	600 014
Address	Old No. 22, New No. 40, Lloyds Road First Street, Royapettah		

Project Name*	PETALS	Project Description (Max 500 Characters)	Stilt + 4
Current Status	Completed	State	Tamil Nadu
Category of Building	Residential	District*	Chennai
Is there any Case Pending	NO	Pincode	600 014
Address	Old No. 8, New No. 17, Hanumantha Road, Balaji Nagar, Royapettah		



Project Name*

PINNACLE CREST

Current Status

Completed

Category of Building

Residential

Is there any Case
Pending

NO

Address

Survey No. 439/4C1B1A
& 439/4C1B2A, OMR,
Shollinganalur

Project Description
(Max 500 Characters)

Total – 421 Units
Block 1 – Basement +
Stilt +29 Floors
Block 2 & 3 – Basement
+ Stilt + 26 Floors
Block 4 – Basement +
Stilt + 21 Floors

State

Tamil Nadu

District*

Chennai

Pincode

600 119

Project Name*

HAPPY WINDOWS

Current Status

Completed

Category of Building

Residential

Is there any Case
Pending

NO

Address

Old No. 8, New No. 17,
Hanumantha Road,
Balaji Nagar, Royapettah

Project Description
(Max 500 Characters)

Stilt + 4

State

Tamil Nadu

District*

Chennai

Pincode

600 014



Project Name	RANJITH ROAD	
Promoter Name	BAASHYAAM CONSTRUCTIONS PVT. LTD	
	CONTRACTOR & CONSULTANT DETAILS	
Project Architect	Consultant	KSM CONSULTANTS PVT LTD
	Name	SIDDARTH MONEY
	Registered in any Govt Dept (Only Yes/No)	YES
	MCA No.	COA NO : CA/2010/50763
	Year of Establishment	1990
	Mobile No.	9841050629
	e mail id	ksm@ksmindia.com
	Address Line 1	11/53D , SRIPURAM COLONY 1ST STREET
	Address Line 2	ST THOMAS MOUNT CANTONMENT,CHENNAI
	District	KANCHIPURAM
	State	TAMIL NADU
	Pin Code	600016
	Key Projects Completed	AMERICAN INTERNATIONAL SCHOOL
		HYATT REGENCY
		ETA STAR LILAC HEIGHTS
		RAMESH REDDY RESIDENCE
Structural Consultant	Name	S. NAGESH,B.E.(Civil),M.A.Sc., M.I.E. Consulting Engineer & Regd. Valuer
	Registered in any Govt Dept (Only Yes/No)	REG. VALUER NO. CAT 1/412 OF 1998/99 Govt. Of India
	Corporation/LB License No.	CHARTERED ENGINEER NO. M 58029/5 CLASS 1 LICENSE SURVEYOR 180 OF CHENNAI CORP.
	Year of Establishment	1985
	Mobile No.	9840231666
	e mail id	nagesh@somadevnagesh.in
	Address Line 1	New no. 15, 3rd cross street.
	Address Line 2	Karpagam Gardens, Adayar,
	District	Chennai
	State	Tamilnadu
	Pin Code	600 020
	Key Projects Completed	List Attached
PHE & Fire Fighting Consultants	Consultant Name	Mukund and Associates - (D. Mukuntharaj)
	Registered in any Govt Dept (Only Yes/No)	No
	License No.	NIL
	Year of Establishment	2002
	Mobile No.	94440 79670
	e mail id	mukund.associates@gmail.com
	Address Line 1	CG-1, Vinoth Viruksha,
	Address Line 2	106, Thai Moogambigai Dental College Road, Nerkundram,
	District	Chennai.
	State	Tamilnadu
	Pin Code	600 107
	Key Projects Completed	
Geo Technical Consultant	Consultant Name	Geo Foundations and Structures Pvt Ltd
	Registered in any Govt Dept (Only Yes/No)	Yes
	License No.	No 09-11560
	Year of Establishment	1997



	Mobile No.	9962597111
	e mail id	gfsplc@gmail.com
	Address Line 1	No.89, 1st Main Road,Gandhi Nagar,Adyar,Chennai
	Address Line 2	044-24430399,24451972
	District	Chennai
	State	Tamilnadu
	Pin Code	600 020
	Key Projects Completed	
Electrical Consultant	Consultant Name	PAL Designs
	Name	S Palaniappan
	Registered in any Govt Dept (Only Yes/No)	
	License No.	
	Year of Establishment	2006
	Mobile No.	044 – 43597752, 24743582
	e mail id	paldesigns@gmail.com; spal@paldesigns.in
	Address Line 1	New No. 14 (Old No.20),
	Address Line 2	Raghavan Colony 3rd Street Jafferkhan Pet
	District	Chennai
	State	Tamilnadu
	Pin Code	600 083
	Key Projects Completed	1. "Pinnacle Crest", M/S Bashyam Constructions, Sholinganallur, Chennai 2. "City Side", M/S Appaswamy Real Estates, OMR, Chennai 3. "City Square", M/S Appaswamy Real Estates, OMR, Chennai 4. "Temple Green", M/S Arun Excelllo, Oragadam 5. "Estancia" M/S Arun Excelllo, Oragadam

Civil Contractor Name	Consultant Name	SANTOSH KUMAR SAHU,
	Registered in any Govt Dept (Only Yes/No)	No
	License No.	No
	Year of Establishment	
	Mobile No.	8939059143
	e mail id	skscivil789@gmail.com
	Address Line 1	Majhisahi Street, Sabulia (PO)
	Address Line 2	
	District	Ganjam – Dt
	State	Odisha – State
	Pin Code	Pin – 761028

HVAC CONSULTANT	Consultant Name	Capstone
	Registered in any Govt Dept (Only Yes/No)	No
	License No.	NA
	Year of Establishment	2010
	Mobile No.	+919884067750
	e mail id	prince@capstonebsc.com
	Address Line 1	14/1, 2nd Floor, School Road
	Address Line 2	Nungambakkam
	District	Chennai
	State	Tamilnadu
	Pin Code	600034



Constrction	Self and Development by the Promoter	Self and Development by the Promoter
-------------	--------------------------------------	--------------------------------------

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.

