

RE

REGULATORY RECORD

RERA Document

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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 J.J, Kasturirangan Road, Comprised in Basement Floor + Ground Floor + 3 Floors Residential Building with 7 Dwelling Units availing Premium FSI at Old Door No:16, New Door No:33, J.J. Road, Kasturirangan Road and Old Door NO.10/1, New Door No.19, Poes Garden Road, Teynampet, Chennai - 18, bearing R.S.No:1575/1 and 1575/49 Block No:32 of Mylapore Village.

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
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/Joint Ventures etc.	List of Designated Partners and their addresses enclosed Annexure B
PAN No	AACCB4376P A Self attested copy is enclosed as per ANNEXURE C

Raja . M. Sankar . Jini
Preethi Sunil
Hudlaw

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	Name: HDFC Bank Ltd Branch Name: Lower Parel, Mumbai Address: Unit No.501 & 502, 5 th Floor, Tower B, Peninsula Business Park, Lower Parel, Mumbai, Maharashtra – 400 013.
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Details of project land held by the applicant	J.J, Kasturirangan Road, Comprised in Basement Floor + Ground Floor + 3 Floors Residential Building with 7 Dwelling Units availing Premium FSI at Old Door No:16, New Door No:33, J.J. Road, Kasturirangan Road and Old Door NO.10/1, New Door No.19, Poes Garden Road, Teynampet, Chennai -18, bearing R.S.No:1575/1 and 1575/49 Block No:32 of Mylapore Village. -Refer Annexure D
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	NA
Details of Approval obtained from Various Competent Authorities for Commencing the Project	
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 E

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 F
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Registration fee calculated as per sub-rule (3) of rule 3	Demand Draft dated <u>03.10.2018</u> drawn on <u>HDFC BANK</u> bearing no. <u>008780</u> for an amount of <u>Rs.82,000/-</u>
Any other information the applicant may like to furnish.	-

[Signature]

Raja. M. Kausar .. Pri
Preetha Sumit

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 G
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	A copy of the Legal title report is enclosed as per Annexure H
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 I
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 -J A Copy of the Local body (Corporation) is enclosed. Refer Annexure K

Raja . M . Kausah . Jmi

Reetha Sunil
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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 L A list of specification of the Project is enclosed as per Annexure M
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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 N
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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 belonging to Rani Syndicate South by : Property bearing R.S.No 1575/13 in Door No.15/31, Kasturi Rangan Road, belonging to Mr. Raja D.V. Seetharamayya Bahadur. East by : Kasturi Rangan Road and George Avenue West by : Poes Garden and passage leading to property owned by Rani Syndicate Latitude & Longitude of the end points of the Project enclosed as per Annexure O
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Proforma of the agreement for sale, and the conveyance deed proposed to be signed with the allottees.	Enclosed as per Annexure P1 & P2
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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 Q
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Raja M. Karunanithi

Preetha Sunil

The number and areas of covered parking available in the project	No. of Covered Car Park <u>54</u> No.
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The number of open parking areas available in the project	NII
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Details of Undivided Shares pertaining to the project	Refer Annexure Q
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The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	-
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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 S
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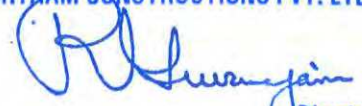
A declaration in FORM " B " .	The declaration as per Form B is enclosed with this Form A
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I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

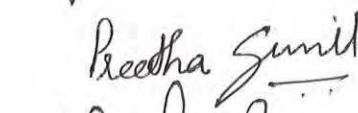
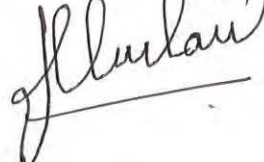
Dated: 04/10/2018

Place: Chennai

For BAASHYAAM CONSTRUCTIONS PVT. LTD.


Director

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


Raja M. Kausah

Preetha Sumit

J. J. Jeyaraj

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	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
Current Status	Completed	State	Tamil Nadu
Category of Building	Residential	District*	Chennai
Is there any Case Pending	NO	Pincode	600 119
Address	Survey No. 439/4C1B1A & 439/4C1B2A, OMR, Sholinganalur		

Project Name*	HAPPY WINDOWS	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	KASTHURI RANGAN ROAD	
Promoter Name	BAASHYAAM CONSTRUCTIONS PVT. LTD	
	CONTRACTOR & CONSULTANT DETAILS	
Project Architect	Consultant	M/s. Eskay Design
	Name	Mr.K. SHIVASHANKAR
	Registered in any Govt Dept (Only Yes/No)	CA NO. /89/12213
	MCA No.	COA NO : CA/2010/50763
	Year of Establishment	
	Mobile No.	044 24357906; 044 24362396 ; 044 24362397
	e mail id	eskay@eskaydesign.net
	Address Line 1	6/25, Cenatoph Road, 1st Street
	Address Line 2	Teynampet
	District	Chennai
	State	TAMIL NADU
	Pin Code	600018
	Key Projects Completed	Pinnacle Crest.
Structural Consultant	Name	Mr.Somadev Nagesh, 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.	044 24463166; 044 43504060; 044 24464410
	e mail id	nagesh@somadevnagesh.in
	Address Line 1	New No.15, 3rd Cross Street
	Address Line 2	Karpagam Gardens, Adyar
	District	Chennai
	State	Tamilnadu
	Pin Code	600 020
	Key Projects Completed	List Attached
PHE & Fire Fighting Consultants	Consultant Name	M/s. MUKUND & ASSOCIATES
	Registered in any Govt Dept (Only Yes/No)	No
	License No.	Nil
	Year of Establishment	2002
	Mobile No.	044 42721081 & 044 42721051
	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	List Attached
Geo Technical Consultant	Consultant Name	M/S. GEOMARINE CONSULTANTS (P) LIMITED
	Registered in any Govt Dept (Only Yes/No)	Yes
	License No.	No 09-11560
	Year of Establishment	1997
	Mobile No.	044 24481485 & 044 24480305



	e mail id	info@geomarineindia.com
	Address Line 1	No.11, 2nd Main Road
	Address Line 2	Kannapa Nagar, Thiruvannamiyur
	District	Chennai
	State	Tamil Nadu
	Pin Code	600041
	Key Projects Completed	
Electrical Consultant	Consultant Name	PAL Designs
	Name	Mr.S. Palaniappan
	Registered in any Govt Dept (Only Yes/No)	Yes
	License No.	
	Year of Establishment	2006
	Mobile No.	044 24743582, 044 - 43597752
	e mail id	paldesigns91@yahoo.co.in, paldesigns@gmail.com
	Address Line 1	New No. 14, Old No. 20, Raghavan Colony 3rd Street
	Address Line 2	Jafferkanpet
	District	Chennai
	State	Tamil Nadu
	Pin Code	600083
	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 Excello, Oragadam 5. "Estancia". M/S Arun Excello, Oragadam
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.

