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REGULATORY RECORD

RERA Document

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Secretary, Perumal

98 407 - 89 258

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

APPLICATION FOR REGISTRATION OF PROJECT

Priya - 90031-9220



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 at Old Door no.148, New Door No. 52, Lattice Bridge Road, Indira Nagar, Thiruvanniyur, Chennai - 600041 Bearing gin T.S. No.44, Block No: 20, Thiruvanniyur Village, Mylapore Triplicane Taluk, of Greater Chennai Corporation Opening/ Maintaining an account exclusively for the project concerned.

Priya 90031 9220

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 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 -
PAN No	AACCB4376P A Self attested copy is enclosed as per ANNEXURE



Name and address of the bank or banker with whom account in terms of section 4 (1) of the Act will be maintained

HDFC Bank Limited,
Branch No. 111 Hyderabad, Hyderabad, Karnataka
500001

Details of project land held by the applicant	Subscribed to FSI under the Village Panchayat No. 37, Village Koduru, Koduru Taluk, Anantapur, Karnataka - 517226. Remaining 20% FSI is held by M. V. Venkatesh Reddy, M. V. Venkatesh Reddy
Registration Applied for (Specify the Block) - Clearly to be mentioned in the	Ho of Block - 1
Usage of the Building	Residential
Extent of the land in Sq. M (Extent for which FSI Permitted)	5561.07 Sq. M.
Details of Approval/HOC/Consent obtained from Various Competent: A. Copy of Planning Permission Approval Letter B. Copy of Planning Permit C. Copy of Building Permit/Approval Plans with Local Body Seal D. Copy of Building Permit/Approval Letter from Village Panchayat E. Copy of Environment Clearance (as Applicable)	Annexure Enclosed
Total Floor Area in Sq. m. for which registration is required, Abstract for each category, i.e., Residential/UG/Other than UG/Commercial Registration fee calculated as per sub rule (3) of rule 3	NA
Calculation Sheet of Registration Fee to be attached	Demand Draft dated 04/09/2019 drawn on HDFC BANK bearing no. 009583 for an amount of Rs. 4,88,600/-
Registration Fee of Remitted and mode of payment with the /Reference No.	Annexure Enclosed
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.	NA
The location details of the project, with clear demonstration of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project	Brief Details of the Projects launched by the promoter in the last Five Years enclosed Refer Annexure North by : Property comprised in T.S.Nos.39, 40/3 and 40/1 South by : Property comprised in T.S.Nos.45, 51, 52, 53/1, 53/2, 54 and 55



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	East by : L.B.Road, Portion gifted for Road widening and T.S.Nos.40/1, 45, 46 and 48/2 West by : Property comprised in T.S.Nos.38, 41, 42 and 43 Latitude & Longitude of the end points of the Project enclosed as per Annexure
Proforma of allotment letter, prescribed by the promoter if any, Sale agreement and the Construction Agreement conveyance deed proposed to be signed with the allottees.	Enclosed as per Annexure
Number, Type and the carpet area of the Apartments for sale in the Project along with the area of the Exclusively balcony/Verandah/Open terrace areas for sale, UDS and No. of Car Parking in the following format.	Enclosed as per Annexure
Structural Stability Certificate, Electrical, Plumbing	Enclosed as per Annexure
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
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
Copy of Patta/PLR/Sale Deed. If the applicant now applied for registration is different from the Planning Permit obtained applicant, link document should be Furnished	Enclosed as per Annexure
Copy of EC (From the date of PP Approval to 15 days before the date of Submission to TNRERA)	Enclosed as per Annexure
Form 'B' – in Rs.20/- stamp paper duly signed by the promoter a. Validity of Planning Permit b. Project Completion Date -	Enclosed as per Annexure
Present Site Condition in A4 Colour Xerox with date. (Building Completed all Sides)	Enclosed as per Annexure
Total Project Cost – Land & Construction Cost	Enclosed as per Annexure



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Details of facilities – Amenities/Infrastructure/ (Swimming Pool/Parks) etc. as given in the broucher. Each pages to be self Attested by the Promoter.	Enclosed as per Annexure
CD with all the above details in PDF format	Enclosed as per Annexure

A declaration in FORM "B ".	The declaration as per Form B is enclosed
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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: 05/09/2019

Place: Chennai



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

Promoter Name		BAASHYAAM CONSTRUCTIONS PVT. LTD			
S.No.	Full Name	Residential Address	Designation	PAN No.	PHOTO
1	RADHAKRISHNAN YUVARAAJANN	15/1, 2nd Main Road, Kottur Gardens, Kotturpuram, Chennai - 600 085	Director	AAQPY2766F	
2	YUVARAJAN ABINESH	15/1, 2nd Main Road, Kottur Gardens, Kotturpuram, Chennai - 600 085 Ph: 044 - 4290 2345 Mail id: abineshyuvaraj@bashyamgroup.co m	Director	AISPA2423R	
3	YUVARAJAN BASHYAM	15/1, 2nd Main Road, Kottur Gardens, Kotturpuram, Chennai - 600 085	Director	ALKPB0656L	



Project Name	THE PLUTUS RESIDENCE	
Promoter Name	BAASHYAAM CONSTRUCTIONS PVT. LTD	
CONTRACTOR & CONSULTANT DETAILS		
Project Architect	Consultant	NATRAJ&VENKAT ARCHITECTS
	Name	A.VENKATAKRISHNAN
	Registered in any Govt Dept (Only Yes/No)	YES
	MCA No.	-
	Year of Establishment	1985
	Mobile No.	9884377888
	e mail id	kck@nva.in
	Address Line 1	NO:18, 3D SEAWARD ROAD
	Address Line 2	VALMIKI NAGAR, THIRUVANMIYUR,
	District	CHENNAI
	State	TAMILNADU
	Pin Code	600041
	Council Of Architecture	CA/83/7687
	Key Projects Completed	CEEBROS 174-RA PURAM
		RADIANCE SHINE-SIRUSERI
		LANCOR CENTRAL PARK-SHOLINGANALLUR
		APPASWAMY BLOOMINDALE-PAMMAL
		LANCOR CENTRAL PARK SOUTH-SHOLINGANALLUR
Structural Consultant	Name	S. Nagesh
	Registered in any Govt Dept (Only Yes/No)	yes
	Corporation/LB License No.	chartered engr. no. F-018478-7
	Year of Establishment	1990
	Mobile No.	9840231666
	e mail id	nagesh@somadevnagesh.in
	Address Line 1	new 15, 3rd cross street
	Address Line 2	karpagam gardens, adyar,\
	District	chennai
	State	tamilnadu
	Pin Code	600020
	Key Projects Completed	pinacle crest, bloomingdale, residency towers,etc., refer website



PHE & Fire Fighting Consultants	Consultant Name	Mukund and Associates
	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	Tamil Nadu
Geo Technical Consultant	Pin Code	600 107
	Key Projects Completed	Multi storied Housing for IAS & IPS Officer at Nerkundram, Chennai. Residential Apartments Building at Padi, Chennai. Residential Apartments VGN Coasta at ECR Road, Muttukadu, Chennai. Temple Green Phase – II Residential Apartments at Oragadam, Chennai. Residential Apartments Ocean at Thoraipakkam, Chennai.
	Consultant Name	Geo Marine Consultants Pvt Ltd.,
	Registered in any Govt Dept (Only Yes/No)	
	License No.	
	Year of Establishment	1994
	Mobile No.	
	e mail id	geotech@geomarineindia.com / info@geomarineindia.com
	Address Line 1	# 11, 2nd Main Road, Kannappa Nagar Ext,
	Address Line 2	Kottivakkam, Chennai – 600 041.
Electrical Consultant	District	Chennai
	State	Tamil Nadu
	Pin Code	600 041.
	Key Projects Completed	1.Prestige Bell Vista - Kattupakkam, 2.L & T Eden Park Chennai & 3.Brigade World - Trade Center Chennai
	Consultant Name	S PALANIAPPAN
	Name	PAL DESIGNS
	Registered in any Govt Dept (Only Yes/No)	No
	License No.	Not Applicable
	Year of Establishment	2006
	Mobile No.	90030 30994



	e mail id	paldesigns@gmail.com
	Address Line 1	X - 8 , 1st Floor , 12th Avenue
	Address Line 2	Ashoknagar
	District	Chennai
	State	Tamil Nadu
	Pin Code	600 083
	Key Projects Completed	1. Pinnacle Crest at Sholinganallur 2. Temple Green at Oragadam 3. Quadrant at LB Road 4. Mapleton at Pallikarnai 5. Palm Springs at Padl
Civil & 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

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

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

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.

