

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

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



Sir,

We hereby apply for the grant of registration of our project **"THE PEAK"**, at No.120 MIG, 11th Avenue, Ashok Nagar, Chennai - 600 083 comprised in Old T.S.No.14, as per Patta, New T.S.No.14/7, Block No.71 of Kodambakkam Village, Mambalam Taluk, Chennai District, Chennai within the limit of Greater Chennai Corporation.

1. The requisite particulars are as under:-

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name - 1. T.Pattabi, 2. E.Vishwapriyaa, 3. S.P.S.Vijayaraja David Suvishamuthu, 4. M.Vijiraja, 5. K.Muralidharan, 6. C.Meenakshi Sundaram represented by GPA holder M/s. BAASHYAAM CONSTRUCTIONS PVT. LTD
- (b) Address - No.87, G N Chetty Road, T.Nagar, Chennai - 600 017
- (c) Copy of registration certificate - **already provided**
- (d) Main objects - Main object of the company is Real Estate - **already stated**
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc - **already provided**
- (i) PAN No. AACCB4376P
- (ii) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained - **already provided**
- (iii) Details of project land held by the applicant - **"THE PEAK"** Situated at No.120 MIG, 11th Avenue, Ashok Nagar, Chennai - 600 083 comprised in Old T.S.No.14, as per





Patta, New T.S.No.14/7, Block No.71 of Kodambakkam Village, Mambalam Taluk, Chennai District, Chennai within the limit of Greater Chennai Corporation - **already provided.**

- (iv) Details of Approval obtained from various Competent Authorities for commencing the Project - **already provided.**
- (v) 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 - **already provided.**
- (vi) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development - **already provided**
- (vii) Rs.2000/- paid through POS, Receipt No. 13/22/2023
- (viii) Any other information the applicant may like to furnish - Nil.

2. We enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter - AACCB4376P - A Self attested copy is enclosed.
- (ii) audited balance sheet of the promoter for the preceding financial year - **already provided.**
- (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 - **already provided.**
- (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 - **already provided.**
- (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 - **already provided.**



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- (vi) 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 – **already provided.**
- (vii) (the sanctioned plan, layout plan - A copy of the Sanctioned Plan and layout plan v is enclosed per Annexure and specifications of the proposed project or the phase i thereof, and the whole project as sanctioned by the competent authority -) **already provided.**
- (viii) 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 - **already provided.**
- (ix) 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 – **already provided.**

North By: 120 feet wide Road 11th Avenue, T.S. Nos.4, 5/1 and 11
South By: T.S. Nos.14/24, 16, 17, 18, 19, 20, 21, 22 and 23
East By: T.S. No. 13
West By: 50 feet wide road, T.S.No.14/4

proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: Enclosed as per Annexure

- (x) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any:
- (xi) the number and areas of garage for sale in the project:
- (xii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **362 Nos. of Car parking**
- (xiii) the names and addresses of his real estate agents, if any, for the proposed project: **Nil.**
- (xiv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed



project: **already provided.**

(xv) a declaration in Form-B - **already provided.**

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

- (i)
- (ii)
- (iii)

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

Date: 13/02/2023

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.

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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

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