

RE

REGULATORY RECORD

RERA Document

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12/7/19



TRANQUIL
HOMES
quality par excellence



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

APPLICATION FOR REGISTRATION OF PROJECT

To

1. - 3448

The Real Estate Regulatory Authority
No.1A, Gandhi Irwin Bridge Road,
Egmore
Chennai - 600008

Sir,

We hereby apply for the grant of registration of our project to be set up at Old Survey No. 58/1, New Survey No.58/11, Plot No.104 & 105, Kalaigiar Karunanidhi Salai Sree Visalakshi Nagar, Vengaivasal Village, Tambaram Taluk

1. The requisite particulars are as under:-
2. In case of individual : N/A

OR

3. In case of firm/ Societies(NA)/Trust/Companies(NA)/Limited Liability Partnership(NA)/Competent Authority(NA) -
 - (a) Name: - Tranquil Homes
 - (b) Address: - 14/1, 12th Avenue, Ashok Nagar, Chennai-83
-Contact No-7358766022 --
Email: Sales@tranquilhomes.in
 - (c) Copy of registration certificate – Un-registered partnership firm -GST

For **TRANQUIL HOMES**
Gayatri D.

1

For **TRANQUIL HOMES**
G. Lakshmi R.

PARTNER

- Registration certificate and Copy of Partnership Deed Enclosed.
- (d) Main objectives of the company: Property Developers, Real Estate and Civil Construction and Civil contracts of any type.
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.
- i. Name – 1. Devi Gayathri R 2. Abishek Ramesh
- ii. Photograph – Enclosed



Partner-1



Partner-2

iii. Address – Harmony Symphony Flat No.3D 53/54, RK Shanmugam Salai, KK Nagar Chennai -78

4. PAN No – AAKFT8132C-Copy Enclosed for the Company and Partners.
5. 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.
- Copy of Original Certificate from the bank (ICICI) enclosed
- Bank Name : ICICI Bank A/C No:234705001024
- Bank Address: Chamiers Road Branch, New No.30, Chamiers Road, Nandanam Chennai -35
6. Details of project land held by the applicant
- Project Name: Sri Sankara
- Site Address : Old Survey No.58/1 New Survey No.58/11 Plot No.104 & 105, Kalaignar Karunanidhi Salai, Sree Visalakshi Nagar, Vengaivasal Village, Tambaram (Taluk)
- * Total Land Area – 5980 sqft
- * -Registration required for stilt plus 3 floors 12 Residential apartment as per area statement enclosed.
7. Details of Approval obtained from Various Competent Authorities for commencing the Project;
- a. Copy of Planning Permission Approval Letter.-Enclosed
- b. Planning permit issued by The Member Secretary CMDA vide Permit No.12481 dt.04.06.2019 File No.PP/SB/S(B2)/0109/2019 Valid till 03-06-24
- c. Building permit issued by The Commissioner Chitlapakkam Panchyat Union vide building permit no.4461 dt.13.06.2019

For **TRANQUIL HOMES**

PARTNER

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For **TRANQUIL HOMES**

PARTNER

8. 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.

- Previous Project-Sri Pushpa 6/47, North Road, West CIT Nagar, Chennai -35
- Current Status – Completed and obtained Completion Certificate From CMDA No.EC/C-II/2156/2018 dt.05.04.2018
- Completion delay – No delay
- Cases pending – No cases
- Type of Land – Residential
- Payment pending – No payment pending

(i) Agency to take up external development works N/A

(ii) Registration fee by way of a demand draft dated 09.07.2019 drawn on ICICI Bank bearing no.504283 for an amount of Rs.24000/- calculated as per sub-rule (3) of rule 3;----Calculation sheet enclosed

(iii) Any other information the applicant may like to furnish.

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

- (i) Authenticated copy of the PAN card of the promoter;- Enclosed
- (ii) Audited balance sheet of the promoter for the preceding financial year;- Enclosed
- (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;- GPOA,PATTA and SALE DEED enclosed.

(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;-Enclosed

(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

For **TRANQUIL HOMES** developed;-GPOA Enclosed

Ganpati R.

PARTNER

For **TRANQUIL HOMES**

Aravind K.R.

PARTNER

(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-Enclosed

Permission, building permit / building sanction plan, partial completion certificate for each of such phases;

- (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;-Enclosed
- (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;-Enclosed in plan drawing
- (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;-Enclosed
- (ix) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;-Enclosed
- (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;-Enclosed
- (xi) the number and areas of covered parking available in the project – 13 nos
- (xii) the number of open parking areas available in the project – N/A
- (xiii) Details of Undivided Shares pertaining to the project;-Enclosed
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project; N/A
- (xv) 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;

For **TRANQUIL HOMES**

Gayatri R.

PARTNER

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For **TRANQUIL HOMES**

greek R.

PARTNER

Consultant	Name and Address	Registration No.	E-Mail ID & Mobile No.
Architect	M.HARI SRINIVAS ADDRESS: FLAT 2 ATHREYA, BESANT NAGAR, CHENNAI -90	REGN NO.CA/2010/48509 CMDA REGN No: RA/GRI/19/06/267	HARI.MUDUMBY @GMAIL.COM & CELL: 9884815023
Structural Engineer	M.PUNITHAN NO.52/141 FLAT C2 PJM APARTMENT EAST VANNIAR STREET, WEST KK NAGAR, CHENNAI -78	CORPORATION REGN NO.2234 CMDA REGN NO SE/GR-II/19/04/044	MPUNITHAN@Y AHOO.COM CELL9884400273
Geo-Tech Expert	P.KALPANA (FALCON INDUSTRIAL TESTING LABORATORY PVT LTD) ADDRESS: PLOT NO.181, ESTATE 2 ND MAIN ROAD, BURMA COLONY, OMR, PERUNGUDI, CHENNAI -96	REGN OF THE COMPANY OR GST REGN.NO.33AAB CF6337K1ZM	KALPANA@FTPL .IN CELL:8754595273
Site Supervision Engineer	P.PON ARAVIND 16/4, SARASWATHI NAGAR, THIRUVOTTIYUR , CHENNAI -19	CMDA REGN.NO.CE/19/0 3/016	SALES@TRANQU ILHOMES.IN CELL:9566064366

For TRANQUIL HOMES

Gayatri R.

PARTNER

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For TRANQUIL HOMES

g. Shek. R.

PARTNER

- (xvi) A declaration in FORM 'B'.-Enclosed
- a. Validity of Planning permit :03-06-2024
 - b. Project Completion Date: April:2021

We are also enclosing the CD with all above details in PDF format.

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

Date: 10.07.2019

Place: Chennai

Yours faithfully,
Signature and seal of the applicant(s)

For **TRANQUIL HOMES**

Ganesh R.

PARTNER

For **TRANQUIL HOMES**

Ganesh R.

PARTNER

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
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OMR Thoraipakkam,
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+91 9996 12 9996

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