

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  
Chennai 600 008  
Sir,

I/We hereby apply for the grant of registration of my/our Project known as  
**"TVS Emerald Green Acres Phase III Villa Development in  
Kolapakkam village, Kattankolathur Panchayat Union, Chengalpattu Taluk,  
Kancheepuram District, Tamil Nadu State.**

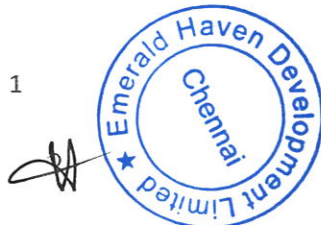
1. The requisite particulars are as under:-  
(i) Status of the applicant, whether individual / company / proprietorship  
firm / societies / partnership firm / competent authority;

- ~~(ii) In case of individual —~~  
~~(a) Name~~  
~~(b) Father's Name~~  
~~(c) Occupation~~  
~~(d) Permanent address~~  
~~(e) Photograph~~

OR

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

- (a) Name : **Emerald Haven Development Limited**  
Address : First Floor, Greenways Towers,  
119. St. Mary' Road, Abhiramapuram,  
Chennai 600 018  
Mobile: 9600131667 Office: 28272233  
Mail: [vnv@scl.co.in](mailto:vnv@scl.co.in)  
Copy of registration certificate :U34300TN2008PLC068511  
**dt.19.9.2013 enclosed**  
(b) Main objects : **Construction and Development of Housing  
Projects. (Copy of MOA and AOA enclosed)**  
(c) Name, photograph and address of chairman of the governing  
body / partners / directors etc.



| S.No | Director's Name   | DIN      | Address                                                                                                   | Photo                                                                                 |
|------|-------------------|----------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1.   | V N Venkatanathan | 00059273 | Old No.25, New No.34,<br>Nachiappan Street,<br>Mahalingapuram,<br>Chennai – 600 034                       |    |
| 2.   | S G Murali        | 00348902 | Plot No.8, Shruthi<br>515 Housing Colony<br>HAL III Stage<br>Bangalore – 560075                           |    |
| 3.   | Fong Loong Tuck   | 07659277 | No.35,<br>lorong Setiabistari<br>Bukit Damansara,<br>Kuala Lumpur - W<br>Persekutuan, KL - 50490          |    |
| 4.   | L Bhadri          | 06829886 | 16/12, Kesava Perumal<br>Sannadhi Street,<br>Mylapore,<br>Chennai – 600 004                               |  |
| 5.   | G Gireesh         | 06857408 | New No.48, Old No. 53,<br>Archana Apts<br>1st Floor, SMV Koil<br>Street, Triplicane,<br>Chennai – 600 005 |  |

(iii) PAN No. AACCH1038A

(iv) 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, Corporate Banking, 9<sup>th</sup> Floor, 115. Dr. Radhakrishna

Salai, Mylapore, Chennai 600 004 Current Account No. 57500000226470 : IFSC No. SBIN 00099999

(v) **Details of project land held by the applicant: Plot Nos. 3, 9, 18, 19, 28, 29, 34 & 38 in S.No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B of in the Layout approved by CMDA in PPD LO No. 2/2018 comprised in S.No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B of Kolapakkam village, Kattankolathur Panchayat Union, Chengalpattu Taluk, Kancheepuram District,**

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project \_\_\_\_\_;

1. **House Site Layout approval - CMDA P.P.D.L.O.No.2/2018, dt. 17.1.2018**

2. **House site Layout approval - Nedungundram Panchayat PP No.1831/17-18, dt. 24.1.2018.**

3. **Building Planning Permit and Building permit obtained as detailed below:**

| Sl.No. | Plot No. | Kattankolathur BDO Planning Permit No. | Nedungundram Panchayat Spl. Officer Building Permit No. |
|--------|----------|----------------------------------------|---------------------------------------------------------|
| 1      | 3        | Permit No. 267/2018                    | Permit No. 101/2018-19                                  |
| 2      | 9        | Permit No. 271/2018                    | Permit No. 105/2018-19                                  |
| 3      | 18       | Permit No. 266/2018                    | Permit No. 100/2018-19                                  |
| 4      | 19       | Permit No. 265/2018                    | Permit No. 99/2018-19                                   |
| 5      | 28       | Permit No. 269/2018                    | Permit No. 103/2018-19                                  |
| 6      | 29       | Permit No. 270/2018                    | Permit No. 104/2018-19                                  |
| 7      | 34       | Permit No. 268/2018                    | Permit No. 102/2018-19                                  |
| 8      | 38       | Permit No. 272/2018                    | Permit No. 98/2018-19                                   |

(vii) 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. \_\_\_\_\_;



| Sl.No. | CMDA Planning Permission No.                               | Nature of Development                                                                                                                                                         | No. of units | Status                                                                                                      |
|--------|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------|
| 1      | P.P.No. B./Spl.Bldg/332 A - J/2015 B1/2869/15, dt.22.12.15 | Group Development. 7 blocks with stilt + 4 floors S.No. 66/1B, 67, 73/2A2A, 2A2B, 2B2, 2C2, 75/7 & 8 AND 84/1, 2, 6A & 6B, Kolapakkam village, Kattankolathur P.U.            | 352          | Completed. C.C.No., EC/South /22/2018 dated 5.2.18                                                          |
| 2      | PPD LO No.34/15, L1/6828/14 dt. 21.9.15                    | House site layout and Villa Construction. in S.No. 55, Kolapakkam village, Kattankolathur Panchayat Union                                                                     | 41           | Completed                                                                                                   |
|        |                                                            | Construction of Villas in Plot No. 1A, 1B, IIA, IIB and IIC in S.No. 55                                                                                                       | 5            | RERA Regn.No. TN0/Building.0077/18 dt. 1.3.2018 for villa construction in Plot No. 1A, 1B, IIA, IIB and IIC |
| 3      | PPD LO No.32/16, L1/410/16 dt. 14.11.16                    | House sitte layout in S.No. 63/1B2, 63/1C, 63/4, 63/5 and 64, Kolapakkam, Kattankolathur Panchayat Union and construction of villas/row houses                                | 27           | RERA REGN. No. TN01/Buildings/0166/17 dt. 3.11.17 Construction Under Progress                               |
| 4      | PPD LO No.31/16, L1/4896/16 dt. 14.11.16                   | House site layout in S.No. 38/1A1, 50/1A1A, 50/1A1B, 50/1A2, 50/1A3, 54/1A2, 54/1B, Kolapakkam, Kattankolathur Panchayat Union. Chengalpattu Taluk, Kancheepuram District.    | 30           | Completed                                                                                                   |
| 5      | PPD No. B.Spl.No. 243A to F/2017, dt. 29.8.2017            | Group Development in S.No. 65/1, 2A2, 2A3, 2B1, 2B2, 2C, 2D, 66/1A and 66/2 of Kolapakkam village, Kattankolathur Panchayat Union, Chengalpattu Taluk, Kancheepuram District. | 132          | RERA Regn.No. TN01/Building/0236/17, dt. 19.12.17. Construction not yet commenced.                          |
| 6      | PPF L.O.No. 2/2018 dt. 17.1.10`8                           | House site Layout In .No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B , Kolapakkam, Kattankolathur Panchayat Union. Chengalpattu Talluk, Kancheepuram Disstrict.           | 38           | RERA Regn.No. TN01/Layout/0026/18 dt. 9.3.2018. Completed.                                                  |



|   |                                          |                                                                                                                                                                                              |    |                                                                                     |
|---|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------|
| 7 | Local Body approvals for Building Plans. | Villa construction in the House site Layout In .No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B , Kolapakkam, Kattankolathur Panchayat Union. Chengalpattu Talluk, Kancheepuram District. | 11 | RERA Regn. No. TN01/Building/0193/2018 dt. 8.6.2018. Construction yet to commence.  |
| 8 | Local Body approvals for Building Plans. | Villa construction in the House site Layout In .No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B , Kolapakkam, Kattankolathur Panchayat Union. Chengalpattu Talluk, Kancheepuram District. | 14 | RERA Regn. No. TN01/Building/0244/2018 dt. 24.7.2018. Construction yet to commence. |

(viii) Agency to take up external development works \_\_\_\_\_ Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a **Demand Draft dated 20.8.2018 drawn on HDFC Bank, R.K Salarai, Chennai bearing No. 310254 for an amount of Rs.21,400/-** calculated as per sub-rule (3) of rule 3 detailed below:

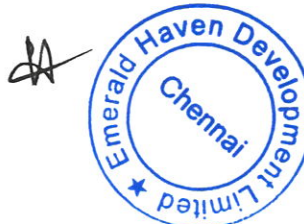
|                        |                                 |
|------------------------|---------------------------------|
| Total FSI area         | 1069.64 sqm rounded to 1070 sqm |
| Fees payable per sqm   | Rs.20/-                         |
| Total fees payable for | Rs.21,400/-                     |

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

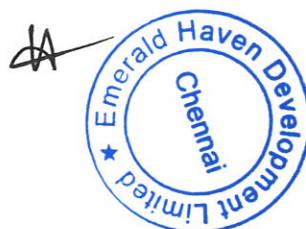
2. I/we enclose the following documents in triplicate, namely:-

- authenticated copy of the PAN card of the promoter;
- audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
- 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;

| Sl.No. | S.No.   | Extent in Hectares | Patta No. | Land Owner                        |
|--------|---------|--------------------|-----------|-----------------------------------|
| 1      | 38/1A2  | 0.10.0             | 1433      | Emerald Haven Development Limited |
| 2      | 50/1A4  | 0.12.5             | 1417      | Emerald Haven Development Limited |
| 3      | 50/1A5A | 0.12.0             | 1417      | Emerald Haven Development Limited |
| 4      | 50/1A5B | 0.02.0             | 6122      | Emerald Haven Development Limited |
| 5      | 50/1A6  | 0.12.5             | 1417      | Emerald Haven Development Limited |
| 6      | 50/1A7A | 0.13.0             | 1417      | Emerald Haven Development Limited |
| 7      | 50/1A7B | 0.12.5             | 1417      | Emerald Haven Development Limited |
|        | Total   | 0.74.5             |           |                                   |



- (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;
  - a. EC No.7852, dt. 11.8.17 for the period from 1.1.87 to 8.8.17
  - b. EC online No. 1262685/18 from 1.1.2017 to 14.5.18
  - c. Online EC FROM 1.1.2017 TO 17.8.2018
- (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;
- 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 phase an authenticated copy of the planning 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;
- (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;
- (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;
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (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;
- (xi) the number and areas of covered parking available in the project;
- (xii) the number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;



- (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;

|                            |                                                                                                                                                                                                                                                                                           |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Architect</b>           | Mr. Elan Chezhiyan<br>Olympia Tech Park Altius Block, 1 Sidco Industrial Estate<br>Guindy Chennai 600 032<br>CA No.2003/30729<br>Email : <a href="mailto:elan@rspindia.net">elan@rspindia.net</a><br>Mobile : 98410 96099                                                                 |
| <b>Structural Engineer</b> | <b>AEDBM Consultants Pvt Ltd</b><br>Plot no 71, 10 <sup>th</sup> Cross street, Sriram Nagar,<br>Paruthipattu, Chennai 600 071<br>Structural Engineer: Mr.N.S. Rajendran<br>License No: 1943<br>Email : <a href="mailto:rajendra@aedbm.com">rajendra@aedbm.com</a><br>Mobile : 99025 53651 |
| <b>Licensed Surveyor</b>   | <b>T. Arul Yogaraj,</b><br><b>Plot No. 85 , 4<sup>th</sup> Street, Balaji Nagar,</b><br><b>Madambakkam Chennai 600126</b><br><b>Licence No. 3070/2017-18</b><br><b>Email: emmanualplanners@gmail.com</b><br><b>Mobile No. 93810 32266</b>                                                 |
| <b>Site Engineer.</b>      | Kishorekumar J<br>EMERALD HAVEN REALTY LIMITED<br>TVS EMERALD ENCLAVE<br>NEDUNGUNDRAM, PERUNGALATHUR<br>CHENNAI-600063<br>Mobile : 98409 37298<br><a href="mailto:Kishore@tvsemerald.com">Kishore@tvsemerald.com</a>                                                                      |
| <b>Contractor</b>          | <b>Not yet finalised</b>                                                                                                                                                                                                                                                                  |

(xvi) a declaration in FORM „B“.

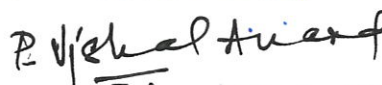
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 20.8..2018

Place: Chennai.

Yours faithfully,

For Emerald Haven Development Limited



Authorised Signatory

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.

[/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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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+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.

