

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 IV 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
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, Nachiappan Street, Mahalingapuram, Chennai – 600 034	
2.	S G Murali	00348902	Plot No.8, Shruthi 515 Housing Colony HAL III Stage Bangalore – 560075	
3.	Fong Loong Tuck	07659277	No.35, lorong Setiabistari Bukit Damansara, Kuala Lumpur - W Persekutuan, KL - 50490	
4.	L Bhadri	06829886	16/12, Kesava Perumal Sannadhi Street, Mylapore, Chennai – 600 004	
5.	G Gireesh	06857408	New No.48, Old No. 53, Archana Apts 1st Floor, SMV Koil Street, Triplicane, 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, 9th Floor, 115. Dr. Radhakrishna



(v) Details of project land held by the applicant: Plot No 1 to 27 in the house site layout approved in CMDA PPD L.O.No. 31/2016 comprised in S.No. 38/1A1, 50/1A1A, 50/1A1B, 50/1A2, 50/1A3, 54/1A2, 54/1B in No.11 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.31/2016, dt. 14.11.2016

2. House site Layout approval - Nedungundram Panchayat PP No.233/16-17, dt. 13.3.2017.

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

Sl.No.	Plot No.	S.No.	Commissioner Kattankolathur Panchayat Union Planning Permit No. & date	Commissioner, Kattankolathur Panchayat Union File No. and date	Special Officer Nedungundram Panchayat Building Permit No. & date
1	1	50/1A1A & 50/1A1B	367/2018 dt.11.10.18	3353/2018/A4 Dt.11.10.18	178/2018-19, dt. 12.10.2018
2	2	50/1A1A & 54/1B	370/2018 dt.11.10.18	3359/2018/A4 Dt.11.10.18	177/2018-19, dt. 12.10.2018
3	3	54/1A2 & 54/1B	371/2018 dt.11.10.18	3360/2018/A4 Dt.11.10.18	176/2018-19, dt. 12.10.2018
4	4	54/1A2 & 54/1B	350/2018 dt.9.10.18	3346/2018/A4 Dt.9.10.18	158/2018-19, dt. 12.10.2018
5	5	50/1A1A, 50/1A1B, 54/1B	361/2018 dt.11.10.18	3341/2018/A4 Dt.11.10.18	167/2018-19, dt. 12.10.2018
6	6	54/1A2 & 54/1B	362/2018 dt.11.10.18	3344/2018/A4 Dt.11.10.18	171/2018-19, dt. 12.10.2018
7	7	50/1A1A, 50/1A1B, 54/1B	352/2018 dt.9.10.18	3350/2018/A4 Dt.9.10.18	160/2018-19, dt. 12.10.2018
8	8	50/1A2 &	356/2018	3356/2018/A4	164/2018-19, dt.



		50/1A1B	dt.9.10.18	Dt.9.10.18	12.10.2018
9	9	50/1A1B & 50/1A2	347/2018 dt.9.10.18	3338/2018/A4 Dt.9.10.18	155/2018-19, dt. 12.10.2018
10	10	50/1AB & 50/1A2	368/2018 dt.11.10.18	3357/2018/A4 Dt.11.10.18	170/2018-19, dt. 12.10.2018
11	11	50/1A2	369/2018 dt.11.10.18	3358/2018/A4 Dt.11.10.18	179/2018-19, dt. 12.10.2018
12	12	50/1A2	355/2018 dt. 9.10.18	3355/2018/A4 Dt.9.10.18	162/2018-19, dt. 12.10.2018
13	13	50/1A1B & 50/1A2	353/2018 dt.9.10.18	3351/2018/A4 Dt.9.10.18	159/2018-19, dt. 12.10.2018
14	14	50/1A1B 50/1A2 & 50/1A3	351/2018 dt.9.10.18	3348/2018/A4 Dt.9.10.18	161/2018-19, dt. 12.10.2018
15	15	50/1A3	346/2018 dt.9.10.18	3336/2018/A4 Dt.9.10.18	154/2018-19, dt. 12.10.2018
16	16	50/1A3	358/2018 dt.11.10.18	3337/2018/A4 Dt.11.10.18	168/2018-19, dt. 12.10.2018
17	17	50/1A2 & 50/1A3	366/2018 dt.11.10.18	3352/2018/A4 Dt.11.10.18	175/2018-19, dt. 12.10.2018
18	18	38/1A1	365/2018 dt.11.10.18	3349/2018/A4 Dt.11.10.18	172/2018-19, dt. 12.10.2018
19	19	38/1A1	349/2018 dt.9.10.18	3343/2018/A4 Dt.9.10.18	157/2018-19, dt. 12.10.2018
20	20	38/1A1	359/2018 dt.11.10.18	3339/2018/A4 Dt.11.10.18	169/2018-19, dt. 12.10.2018
21	21	38/1A1	363/2018 dt.11.10.18	3345/2018/A4 Dt.11.10.18	174/2018-19, dt. 12.10.2018
22	22	38/1A1	348/2018 dt.9.10.18	3342/2018/A4 Dt.9.10.18	156/2018-19, dt. 12.10.2018
23	23	38/1A1	364/2018 dt.11.10.18	3347/2018/A4 Dt.11.10.18	173/2018-19, dt. 12.10.2018
24	24	38/1A1 & 50/1A3	360/2018 dt.11.10.18	3340/2018/A4 Dt.11.10.18	166/2018-19, dt. 12.10.2018
25	25	50/1A3	354/2018 dt.9.10.18	3354/2018/A4 Dt.9.10.18	163/2018-19, dt. 12.10.2018
26	26	50/1A3	345/2018	3334/2018/A4	153/2018-19, dt.



			dt.9.10.18	Dt.9.10.18	12.10.2018
27	27	50/1A3	357/2018 dt.11.10.18	3335/2018/A4 dt. 11.10.2018	165/2018-19, dt. 12.10.2018

- (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 Disstrict.	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 Disstrict.	14	RERA Regn. No. TN01/Building/0276/2018 dt. 24.7.2018. 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 Disstrict.	8	RERA Regn. No. TN01/Building/0244/2018 dt. 3.9..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 23.10.2018 drawn on HDFC Bank, R.K Salarai, Chennai bearing No. 000162 for an amount of Rs.1,03,913/-**calculated as per sub-rule (3) of rule 3 detailed below:



Details	Extent in sqm	Rate per sqm	Total fee payable Rs.
Total extent of land	5342		
Extent of Road	1310		
Saleable extent	4032		
Fees payable for 4032 sqm		Rs. 5	20,160
FSI area in sqm	4187.65		
Fees payable for 4187.65 sqm		Rs. 20	83,753
Total fees payable			1,03,913

- (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.	Landowner
1	38/1A1	- 13.00	1432	Emerald Haven Projects Private Limited.
2	50/1A1A	- 1.00	1421	Emerald Haven Projects Private Limited.
3	50/1A1B	- 6.50	1416	Emerald Haven Projects Private Limited.
4	50/1A2	- 10.50	1416	Emerald Haven Projects Private Limited.
5	50/1A3	- 15.50	1421	Emerald Haven Projects Private Limited.
6	54/1A2	- 3.00	1416	Emerald Haven Projects Private Limited.
7	54/1B	- 4.00	1421	Emerald Haven Projects Private Limited.
	Total	- 53.5		

- (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. E.C. Online/2490820/2018 dt. 6.10.2018 from 1.1.87 to 5.10.18.

- (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; - The Applicant is the Power of Attorney of the Land owner having been appointed as P.A. for developing the lands vide G.P.A. Doct.No. 3969/2018 dt. 24.4.18.

- 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;

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

(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: 23.10.2018
Place: Chennai.

For Emerald Haven Development Limited

P. Nishal Arind

Authorised Signatory



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

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Verify My Land

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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.

