

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.

1009



I/We hereby apply for the grant of registration of my/our project known as -

**TVS Emerald "Flourish"**

for the Group Development construction of 208 Residential units with Stilt + 4 floor in 4 blocks viz. A, B, C, and D blocks in Salamangalam Village, Kundrathur Panchayat Union, Sriperumpudur Taluk, Kancheepuram district.

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 - **Company**

- (a) Name : Emerald Haven Realty Limited
- (b) Address : First Floor. Greenways Towers, 119. St. Mary's Road, Abhiramapuram, Chennai 600018
- (c) Copy of registration certificate : Enclosed.
- (d) Main objects : Development of Housing Projects. Copy of MOA and AOA enclosed.
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc. :

**List of Directors of the Company as on 11<sup>th</sup> February 2019**

| S.NO. | NAME              | DIRECTORS                                                                           | DIN      | ADDRESS                                                          |
|-------|-------------------|-------------------------------------------------------------------------------------|----------|------------------------------------------------------------------|
| 1.    | V N Venkatanathan |  | 00059273 | New No.34, Nachiappan Street, Mahalingapuram, Chennai - 600 034. |

| S.NO. | NAME                                                                                     | DIRECTORS                                                                           | DIN      | ADDRESS                                                                                                           |
|-------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------|
| 2.    | S G Murali                                                                               |    | 00348902 | Plot No.8 Shruthi 515<br>Housing Colony Hal III Stage<br>Bangalore 560075                                         |
| 3.    | K Gopala Desikan<br>Mob: 98944 02109<br><a href="mailto:kgd@scl.co.in">kgd@scl.co.in</a> |    | 00067107 | T-3, Mithila, Old No.8 & 8a,<br>New No.15 & 17 Justice<br>Sundaram Street,<br>Mylapore, Chennai –<br>600004       |
| 4.    | L Bhadri                                                                                 |   | 06829886 | 16/12, Kesava Perumal,<br>Sannadhi Street, Mylapore,<br>Chennai – 600004                                          |
| 5.    | G Gireesh                                                                                |  | 06857408 | New No.48, Old No. 53,<br>Archana Apts 1 <sup>st</sup> Floor,<br>SMV Koil Street, Triplicane,<br>Chennai - 600005 |
| 6.    | Surbhi                                                                                   |  | 03275338 | 131, Jodhpur Park,<br>Kolkata,<br>West Bengal – 700068                                                            |

(iii) PAN No. AACCH4288E

(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  
**Current Account No. 57500000157944**  
**HDFC Bank, Corporate Banking, 9<sup>th</sup> Floor, 115. Dr. Radhakrishnan Salai, Mylapore, Chennai**  
**600 004**

- (v) Details of project land held by the applicant  
Plot No.1 in the Phase I House site Layout in S.No. 161/18, 161/28, 162/4 (part), 162/5A (part), 162/5B (part), 162/6, 162/7, 162/8, 179/1 (part) 179/2, 179/3, 179/4, 180/1 and 180/2 Salamangalam Village, Kundrathur Panchayat Union – Sriperumpudur Taluk – Kancheepuram district. - House site Layout approved in D.D. Town and Country Planning (Chengalpattu Region) Layout No. 63/2016 as revised in D.D. Town and Country Planning (Chengalpattu Region) Layout No. 94/2016
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project-

| ORIGINAL PLANS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | REVISED PLANS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Approval was given for the following original plans by the Director Town and Country Planning in his P.P. No. 14/2018, dt. 5.5.2.18, by the Regional Deputy Director, Chengalpattu in his B.P.No. (அ முதல் எ வரை)/2018. dt. 26.2.2018 and by the Special Officer, Salamangalam Panchayat in his Rc.No. 11/2017-18 dt. 14.3.2018.</p> <ol style="list-style-type: none"><li>1. The Site Plan,</li><li>2. Block A Stilt floor, first floor, typical floor plans and terrace floor plans</li><li>3. Block B Stilt floor, first floor, typical floor plans and terrace floor plans ,</li><li>4. Block C Stilt floor, first floor, typical floor plans and terrace floor plans ,</li><li>5. Block D Stilt floor, first floor, typical floor plans and terrace floor plans ,</li><li>6. Building Sections and</li><li>7. Elevation plans of Block A, Block B, Block C and Block D</li></ol> | <p>Approval was given for the following Revised plans by the Director Town and Country Planning in his Revised P.P. No. 299/2018, dt. 21.12.18, by the Regional Deputy Director, Chengalpattu in his B.P.No. 3/2019, dt. 22.1.2019 and by the Special Officer, Salamangalam Panchayat in his Rc.No. 813/2019-2-, dt. 9.2.2019</p> <ol style="list-style-type: none"><li>1. The Site Plan,</li><li>2. Block C Stilt floor, first floor, typical floor plans and terrace floor plans ,</li><li>3. Building Sections and</li><li>4. Elevation plans of Block A, Block B, Block C and Block D</li></ol> |
| <p>RERA Registration Certificate:<br/>TN/01/Building/0153/2018, dt. 9.3.2018</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><b>PLANS NOT REVISED</b></p> <ol style="list-style-type: none"><li>1. Block A Stilt floor, first floor, typical floor plans and terrace floor plans</li><li>2. Block B Stilt floor, first floor, typical floor plans and terrace floor plans</li><li>3. Block C Stilt floor, first floor, typical floor plans and terrace floor plans</li></ol>                                                                                                                                                                                                                                                  |

- (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.

1. Group Development of 12 Blocks of Stilt + 4 Floors (Each) – Residential Building with 448 dwelling Units together with a GF + 2F Commercial block in in Nedungundram village, Kattankulathur Panchayat Union, Chengalpattu Taluk, Kancheepuram District. CMDA P.P.No.

2. House site layout in Nedungundram village Kattankolathur Panchayat Union, Chengalpattu Taluk, Kancheepuram district - villa - CMDA PPD LO.No. 26/2014, dt. 1.12.2014 / file No. L1/20682/13, dt. 1.12.14.
3. Villa construction S.Nos. 325/1, 326/1, 327/1B and 327/2A measuring 8889 sqm in Nedungundram Village, Kattankolathur Panchayat Union - Chengalpattu Taluk - Kancheepuram district - CMDA in PPD LO No. 27/16, dt. 18.10.2016
4. House site layout - Phase I in measuring 8.58 acres in Salamangalam Village, Sriperumpudur Taluk, Kancheepuram district. D.D., Chengalpattu PPD LO No. 63/2016, dt. 12.5.2016 and 94/2016 dt. 13.8.2016
5. House site layout Phase - II 8.645 acres in Salamangalam village, Sriperumpudur Taluk, Kancheepuram District. - DTCP PPD LO No. 31/2016, dt. 21.12.2016

- (viii) Agency to take up external development works \_\_\_\_\_ Local Authority (exact Authority or any agreement to the Authority) / **Self** Development;
- (ix) Registration fee paid by way of RTGS to the Current A/C NO. 6543057988 of TAMIL NADU REAL ESTATE REGULATORY AUTHORITY(TNRERA), INDIAN BANK, CMDA Branch on 11.2.2019 through for an amount of Rs. 2,83,052.50/- -calculated as per sub-rule (3) of rule 3 detailed below:

|                                                                 |                                          |
|-----------------------------------------------------------------|------------------------------------------|
| SI Area (as per calculation sheet)                              | 14,152.62 sqm                            |
| Rate per Sqm                                                    | Rs.20/-                                  |
| Amount Payable.                                                 | Rs. 2,83,052.40 rounded to Rs.2,83,053/- |
| RTGS UTR No. SBINR 52019021100123140 -TRANSFER TO 4599113044303 |                                          |

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

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

- (i) authenticated copy of the PAN card of the promoter Emerald Haven Realty Limited - AACCH4288E enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; 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;

| So. | S.No.         | Extent purchased in Acres | Extent in acres covered in Plot No.1 in the layout | Patta No. |
|-----|---------------|---------------------------|----------------------------------------------------|-----------|
| 1   | 161/1B        | 0.15                      | 0.15                                               | 1904      |
| 2   | 161/2B        | 0.14                      | 0.14                                               | 1904      |
| 3   | 162/4 (part)  | 0.18                      | 0.135                                              | 1832      |
| 4   | 162/5A (part) | 0.20                      | 0.135                                              | 1832      |
| 5   | 162/5B (part) | 0.19                      | 0.115                                              | 1832      |

|    |                 |      |       |      |
|----|-----------------|------|-------|------|
| 6  | 162/6           | 0.15 | 0.15  | 1832 |
| 7  | 162/7           | 0.17 | 0.17  | 1832 |
| 8  | 162/8           | 0.22 | 0.22  | 1832 |
| 9  | 179/1<br>(part) | 0.23 | 0.005 | 1832 |
| 9  | 179/2<br>(part) | 0.24 | 0.235 | 1832 |
| 10 | 179/3           | 0.24 | 0.24  | 1832 |
| 11 | 179/4           | 0.24 | 0.24  | 1832 |
| 12 | 180/1           | 0.07 | 0.07  | 1832 |
| 13 | 180/2           | 0.13 | 0.13  | 1832 |
|    |                 | 2.55 | 2.13  |      |

- (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;

| E.C.No.              | Date     | From    | To       |
|----------------------|----------|---------|----------|
| 12172                | 24.11.16 | 1.1.87  | 7.11.16  |
| 7424                 | 11.9.17  | 8.11.16 | 7.9.17   |
| 3757/18              | 9.4.18   | 1.9.17  | 8.4.18   |
| EC/Online/3455978/19 | 5.1.19   | 1.1.18  | 31.12.18 |

- (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:

**Reply: Promotor is the owner of the land**

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

| Sl.No. | Approving Authority                                              | Original approval No. and date                                    | Revised approval No. and date                     |
|--------|------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------|
| 1      | DTCP Building Permlt for Group Development                       | க.வ./ந.ஊ.இ.எண். 14/2018, நாள் : 5.2.2018                          | க.வ./ந.ஊ.இ.எண். 299/2018, நாள் : 20.12.2018       |
| 2      | Regional Deputy Director (Chengalpattu Region) Building Permit . | க.வ./ந.ஊ.து.இ(செம) எண். 11 (அ முதல் எ வரை)/2018, நாள் : 26.2.2018 | க.வ./ந.ஊ.து.இ(செம) எண். 03/2019, நாள் : 22.1.2019 |
| 3      | Salamangalam Panchayat Special Officer Approval No. and date     | ந.க.எண். 11/2017-2018, நாள் : 14.3.2018                           | ந.க.எண். 813/2019-2020 , நாள் : 9.2.2019          |

- (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; -  
The following approved original plans and revised plans enclosed:

- I. Approved Layout sketch
- II. Original Building Plans
  - 1 Site Plan,
  - 2 Block A – Stilt, first, Typical Floor and Terrace Floor Plans.
  - 3 Block B – Stilt, first, Typical Floor and Terrace Floor Plans.
  - 4 Block C – Stilt, first, Typical Floor and Terrace Floor Plans.
  - 5 Block D – Stilt, first, Typical Floor and Terrace Floor Plans.
  - 6 Building Section Plans.
  - 7 A, B, C and D Blocks – Elevation plans.
- III. Revised Building Plans
  - 1 Site Plan,
  - 2 Block C Stilt floor, first floor, typical floor plans and terrace floor plans
  - 3 Building Sections and
  - 4 Elevation plans of Block A, Block B, Block C and Block D

- (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; .

**Reply: Enclosed separately.**

- (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;

**Reply: Furnished separately.**

- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

**Reply: 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;

**Reply: Carpet Area : 10,415.58 sqm Unitwise details furnished separately.**

- (xi) the number and areas of covered parking available in the project;

**Reply: No. of covered Parking : 130. Details furnished separately.**

The number of open parking areas available in the project;

**Reply : 5**

- (xii) Details of Undivided Shares pertaining to the project:

**Reply: 8635.30 sqm. Unit wise details furnished separately**

- (xiii) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

**Reply : NIL**

- (xiv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management

15  
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:  
13  
Reply:

|                      |                                                                                                                                                                                                                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contractors          | Under process                                                                                                                                                                                                                                                                           |
| Architects           | Anup Naik<br>Space Matrix Architects and Planners,<br>#27/6 Sankey Road,<br>Bangalore 46—52<br>Ph.No.+ 91 8040404000<br>E Mail ID : <a href="mailto:anup@spacematrix.com">anup@spacematrix.com</a><br>Regn.No. CA/96/20794 of Council of Architecture.                                  |
| Structural Engineers | Dr. H.K. Seshadri,<br>No.292, Sourabhakrishna Road,<br>Girinagar 1 <sup>st</sup> Phase,<br>Bangalore<br>Ph.No. + 91 8023561545<br>E Mail ID: <a href="mailto:syed.f@gtaglobal.co.in">syed.f@gtaglobal.co.in</a><br>Licence No. 2020 of 2017-18 Class 1. Of Greater Chennai Corporation. |
| Site Engineer        | Rajesh SK<br>No.13 F2, Ram Raja Avenue, Kannan Avenue,<br>Krishna Nagar, Old Perungalathur,<br>West Tambaram,<br>Chennai 600063<br>E.Mail: <a href="mailto:rajesh@tvsemerald.com">rajesh@tvsemerald.com</a><br>Mobile : 9677040627                                                      |

(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: 11.2.2019

Place: Chennai

Yours faithfully,

Signature and seal of the applicant(s)

Enclosure: As per the list.

For Emerald Haven Realty Limited  
*P. V. S. Arund*  
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

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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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.

