

RE

REGULATORY RECORD

RERA Document

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APPLICATION FOR REGISTRATION OF PROJECT

2476

ON OF PROJECT
11 JUN 2020

I/We hereby apply for the grant of registration of my/our Villa Development Project known as Green Acres, Phase III, Extension 4 of Kolapakkam village, Kattankolathur Panchayat Union, Vandalur Taluk, Chengalpattu District, Tamil Nadu State.

(i) Status of the applicant, whether individual / **company** / proprietorship firm / societies / partnership firm / competent authority;

(a) ~~Name~~

(b) ~~Father's Name~~

(c) ~~Occupation~~

(d) ~~Permanent address~~

(e) ~~Photograph~~

OR

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

(a) Name:

(b) Address

Emerald Haven Development Limited

First Floor, Greenways Towers, 119. St.
Mary's Road, Abhiramapuram, Chennai 600
018

8056067860 Office: 28272233

Mail: directorehdl@tvsemerald.com

(c)	Copy of Registration Certificate	Copy of registration certificate :U34300TN2008PLC068511 enclosed	dt.19.9.2013
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(d) Main objects Construction and Development of Housing Projects. (Copy of MOA and AOA enclosed)

(e) Name, photograph and address of Chairman of the Governing body/Partners/Directors, etc.

[illegible]

S.No	Director's Name	DIN	Address	Photo
1.	V N Venkatanathan Director , Emerald Haven Development Limited.	00059273	Old No.25, New No.34, Nachiappan Street, Mahalingapuram, Chennai - 600 034	
2.	S G Murali Director , Emerald Haven Development Limited 8056067860 directorehdl@tvsemerald.c om	00348902	Plot No.8, Shruthi 515 Housing Colony HAL III Stage Bangalore - 560075	
3	Fong Loong Tuck Director , Emerald Haven Development Limited	07659277	No.35, lorong Setiabistari Bukit Damansara, Kuala Lumpur - W Persekutuan, KL - 50490	
4	L Bhadri Director , Emerald Haven Development Limited	06829886	16/12, Kesava Perumal Sannadhi Street, Mylapore, Chennai - 600 004	
5	G Gireesh Director , Emerald Haven Development Limited	06857408	New No.48, Old No. 53, Archana Apts 1st Floor, SMV Koil Street, Triplicane, Chennai - 600 005	

(iii) PAN No. AACCH1038A

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(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained _____;

HDFC Bank, Corporate Banking, 9th Floor, 115. Dr. Radhakrishna Salai, Mylapore, Chennai 600 004 Current Account No. 57500000507630
IFSC No. HDFC 0001097

(v) Details of project land held by the applicant: Plot No. 1A, 1B, 1C, 6, 7A, 7B, 7C, 7D, 8A, 8B, 8C and 8D in the CMDA House site layout No. 2/2018 comprised in **S.No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B** of Kolapakkam village, Kattankolathur Panchayat Union, Vandalur Taluk, Chengalpattu 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

Nedungundram Panchayat PP No.1831/17-18, dt. 24.1.2018.

2. Sub Division approvals:

Sl.No.	Kattankolathur B.D.O. Planning Permit No.	Nedungundram S.O. Proceedings No.	Plot No.	Sub Division No.	Extent.
1	6/2020 - Lr.No. 4367/19/A4, dt. 2.1.20	90/2019-20 dt. 6.1.20	Plot No.1	1A	116.12
				1B	129.56
				1C	127.03
				Passage	315.73
				Total	688.44
2	7/2020 - Lr.No. 4368/19/A4, dt. 2.1.20	88/2019-20 dt. 6.1.20	Plot No.7	7A	127.26
				7B	169.67
				7C	171.2
				7D	130.43
				Total	598.56
3	5/2020 - Lr.No. 4365/19/A4, dt. 2.1.20	89/2019-20 dt. 6.1.20	Plot No.8	8A	153.82
				8B	176.68
				8C	189.96
				8D	139.11
				Total	659.57
		Total			1946.57

3. Building Plan approvals:

Sl.No.	Plot No.	S.No.	Kattankolathur BDO Planning Permit No.	Kattankolathur BDO File No.	Nedungundram Panchayat Spl. Officer Building Permit No.
1 ✓	1A	50/1A6	65/2020	0364/2020, Dt. 18.2.2020 ✓	27/19-20, dt. 21.2.20 ✓
2 ✓	1B	50/1A6	125/2020	0784/2020/A4, Dt. 28.5.2020 ✓	9/2020-21, Dt.3.6.2020 ✓
3 ✓	1C	50/1A6	121/2020	0780/2020/A4, Dt. 28.5.2020 ✓	13/2020-21, Dt.3.6.2020 ✓
4 ✓	6	50/1A4 & 50/1A5A	131/2020	0807/2020/A4, Dt. 28.5.2020 ✓	8/2020-21, Dt.3.6.2020 ✓
5 ✓	7A	50/1A4	124/2020	0783/2020/A4, Dt. 28.5.2020 ✓	10/2020-21, Dt.3.6.2020 ✓
6 ✓	7B	50/1A4	132/2020	0808/2020/A4, Dt. 28.5.2020 ✓	3/2020-21, Dt.3.6.2020 ✓
7 ✓	7C	38/1A2 & 50/1A4	129/2020	0805/2020/A4, Dt. 28.5.2020 ✓	6/2020-21, Dt.3.6.2020 ✓
8 ✓	7D	38/1A2	126/2020	0785/2020/A4, Dt. 28.5.2020 ✓	4/2020-21, Dt.3.6.2020 ✓
9 ✓	8A	38/1A2	123/2020	0782/2020/A4, Dt. 28.5.2020 ✓	11/2020-21, Dt.3.6.2020 ✓
10 ✓	8B	38/1A2	122/2020	0781/2020/A4, Dt. 28.5.2020 ✓	12/2020-21, Dt.3.6.2020 ✓
11 ✓	8C	38/1A2	135/2020	0789/2020/A4, Dt.28.5.2020 ✓	17/2020-21, Dt. 8.6.2020 ✓
12 ✓	8D	38/1A2	128/2020	0788/2020/A4, Dt. 28.5.2020 ✓	5/2020-21, Dt.3.6.2020 ✓

(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.	Site Address	Project Detail	Current Status of the Project	Case Pending	Payment Pending
1	S.No. 66/1B, 67, 73/2A2A, 2A2B, 2B2, 2C2, 75/7 & 8 AND 84/1, 2, 6A & 6B, Kolapakkam village, Kattankolathur P.U.	Group Development Stilt + 4 floors 352 dwelling units - P.P.No. B./Spl.Bldg/332 A - J/2015,	Completed.	Nil	Nil.
2	S.No. 65/1, , 2A2, 2A3, 2B1, 2B2, 2C, 2D, 66/1A and 66/2 of Kolapakkam village, Kattankolathur P.U	Group Development Stilt + 4 floors 132 dwelling units P.P.No. B/Spl.Bldg/243 A to F/2017, dt. 29.8.2017 RERA No.TN01/Building/0236/17	On going	Nil	Nil
3	S.No. 55, Kolapakkam village, Kattankolathur Panchayat Union	House site layout - PPD LO No.34/15, L1/6828/14 dt. 21.9.15	Completed.	Nil	Nil
4	63/1B2, 63/1C, 63/4, 63/5 and 64, Kolapakkam village , Kattankolathur Panchayat Union	House site layout - PPD LO No.32/16, L1/410/16 dt. 14.11.16	Completed	Nil	Nil
5	S.No. 38/1A1, 50/1A1A, 50/1A1B, 50/1A2, 50/1A3, 54/1A2, 54/1B, Kolapakkam village , Kattankolathur Panchayat Union.	House site layout - PPD LO No.31/16, L1/4896/16 dt. 14.11.16	Completed	Nil	Nil
6	S.No. in 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B Kolapakkam village , Kattankolathur Panchayat Union.	House site layout PPD L.O.No.2/2018, dt. 17.1.2018 File No. L1/18567/18, dt. 17.1.18 RERA No./TN01/Layout/0026/18	Completed	Nil	Nil
7	Plot Nos. 3, 9, 18, 19, 28, 29, 34 & 38 Kolapakkam village , Kattankolathur Panchayat Union	Villa Development of 8 villas in the House Site Layout approved in PPD LO No. 2/2018, dt. 17.1.2018 with local body appl. for building RERA No./TN01/Building/276/18	On going	Nil	Nil
8	Plot Nos. : Plot No.4, 5, 10, 11, 12, 13, 14, 15, 16, 17, 30, 31, 32 and 33 Kolapakkam village , Kattankolathur Panchayat Union	Villa Development of 14 villas in the House Site Layout approved in PPD LO No. 2/2018, dt. 17.1.2018 with local body appl. for building RERA No.TN01/Building/244/18	On going	Nil	Nil
9	Plot Nos 20,21,22,23,24,25,26,27,35,36,37 Kolapakkam village , Kattankolathur Panchayat Union	Villa Development of 11 villas in the House Site Layout approved in PPD LO No. 2/2018, dt. 17.1.2018 with local body appl. for building RERA No.TN01/Building/193/18	On going	Nil	Nil
10	Plot No 1 to 27 Kolapakkam village , Kattankolathur Panchayat Union	Villa Development of 27 villas in the House site Layout approved in PPD LO No.31/16, L1/4896/16 dt. 14.11.16 with local body appl. for building RERA No.TN01/Building/331/18	On going.	Nil	Nil

(viii) Agency to take up external development works

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Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee of Rs.35301/- remitted by way of RTGS to TNRERA ACCOUNT NO. 6543057988 IN INDIAN BANK, CMDA BRANCH . RTGS details are as follows:

<u>TNRERA</u>	(35,201.00)	10/06/2020	N162201156601101	NETBANK, MUMBAI
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Fee calculation sheet enclosed:

(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;
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
- (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;

Plot No.	S.No.	Patta No. And pattadar name.
Plot No.1A, 1B and 1C	50/1A5A, & 1A6	1417 M/s. Emerald Haven Development Ltd.
Plot No.6	50/1A4 & 50/1A5A	1417 M/s. Emerald Haven Development Ltd.
Plot No.7A, 7B, 7C and 7D	38/1A2 & 50/1A4	1433 M/s. Emerald Haven Development Ltd. 1417 M/s. Emerald Haven Development Ltd.
Plot No.8A, 8B, 8C and 8D	38/1A2	1433 M/s. Emerald Haven Development Ltd.

(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. from 1.1.87 to 8.8.17, from 1.1.17 to 14.5.18, from 15.5.18 to 31.12.18, deom 1.1.19 to 1.4.19, from 1.4.19 ro 30.6.19, from

(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)



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from the competent authority in accordance with the 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;

(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;

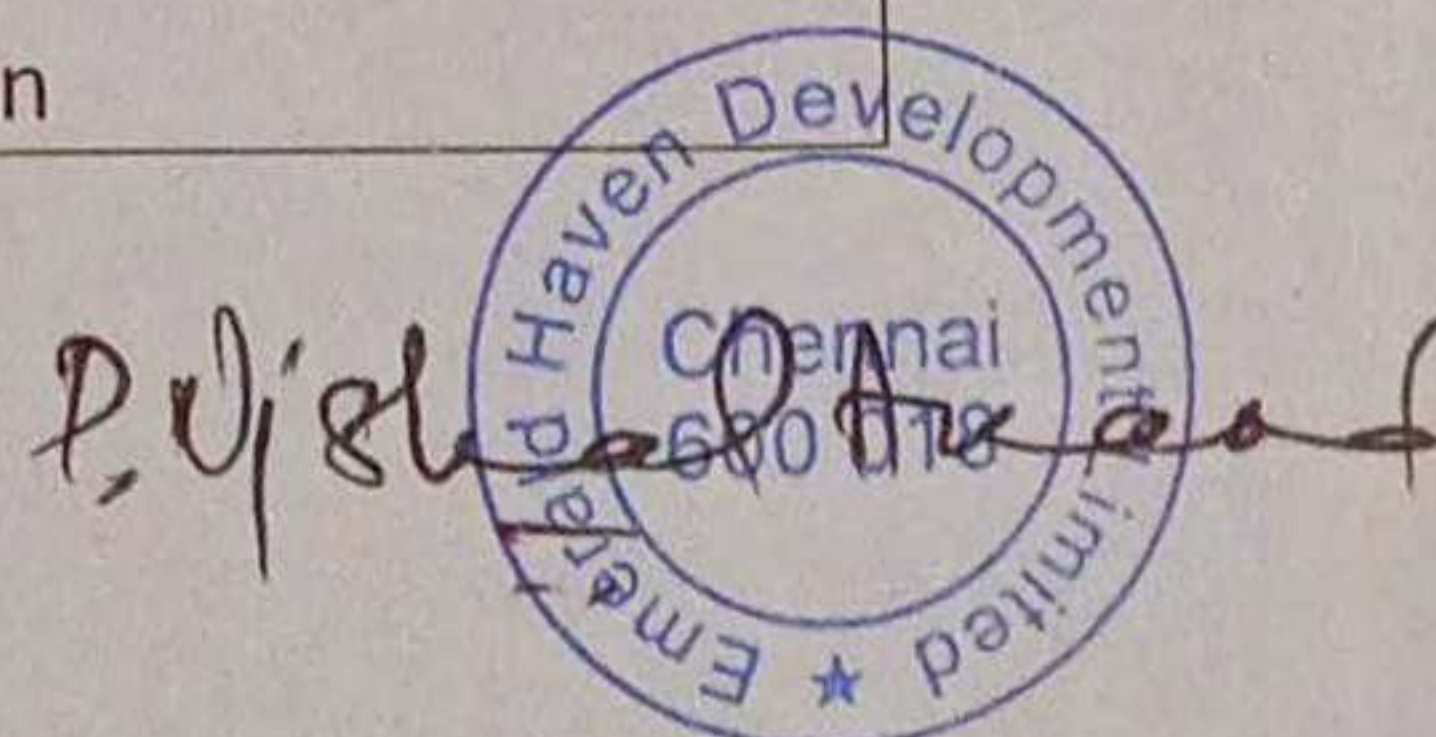
(xii) the number of open parking areas available in the project;

(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



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	License No: 1943 Email : rajendra@aedbm.com Mobile : 99025 53651
Licensed Surveyor	Mr. T. Arul Yoharaj, M.Tech. (ST), LLB, REg.No. RE/Gr.II/19/03/014 No. 16 Sri Ranganathan Nagar, Near Bharath Engineering College, Chennai 600 073 Mobile : 9381032266 Email: emmanualplanners@gmail.com
Site Engineer	R. Thangaraj, CE/19/12/702 Emerald Haven Development Limited, First Floor, Greenways Towers, 119 St Mary's Road., Abhiramapuram, Chennai 600 018 Mobile: 96770 40624 E mail: r.thangaraj@tvsemerald.com

(xvi) a declaration in FORM „B“.

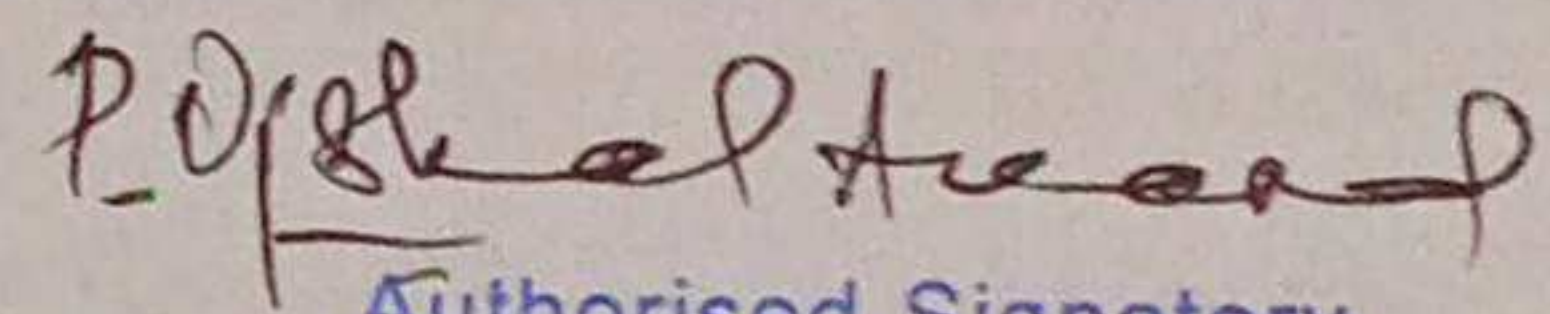
3. I/We solemnly affirm and declare that the particulars given herein are correct to my /our knowledge and belief.

Dated: 10.6.2020

Place: Chennai.

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

For Emerald Haven Development Limited


 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.

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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.

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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
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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.

