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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Tamil Nadu
Chennai 600 008
Sir,

6885

I/We hereby apply for the grant of registration of my/our Project known as "**TVS Emerald** [illegible] **for the following Blocks** in Manapakkam village, Alandur Taluk, Chennai District and Kolapakkam village in Kundrathur Taluk, Kancheepuram District., **Tamil Nadu State** for the following Blocks:

Sl.No.	Block No. as per CMDA approved Plan	Block No. as per Promoter construction plan	No. of units.
1	Block 1	[illegible]	56
2	Block 2	Block [illegible]	56
3	Block 5	Block [illegible]	56
		Block [illegible]	

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 Town and Country Private Limited**
(b) Address : First Floor, Greenways Towers, 119. St. Mary' Road, Abhiramapuram, Chennai 600 018
Mobile 8056067860 Office: 044 24361264
Mail directorehdl@tvsemerald.com
(c) Copy of registration certificate :U45309TN2017PTC118212dt.22.8.2017: **Enclosed**
(d) Main objects : **Housing and Infrastructure Development**
(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Emerald Haven Town And Country Pvt. Ltd. Chennai

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 PENINSULA PHASE I" (Block 1, 2 and 5)

in Manapakkam village, Alandur Taluk, Chennai District and Kolapakkam village in Kundrathur 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 –

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(c) Copy of registration certificate :U45309TN2017PTC118212dt.22.8.2017: **Enclose**

(d) Main objects : **Housing and Infrastructure Development**

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Emerald Haven Town And Country Pvt. Ltd. Chennai 600 018

S.No	DIN	Name of the Director	Address	Photo
1.	00348902	Mr. S.G. Murali. 93848 04321	Plot No.8, Shruthi 515 Housing Colony HAL III Stage Bangalore – 560075	
2	08417260	V Karunakara Reddy	#13, 3rd Cross, Navodaya Nagar, J P Nagar 7thPhase, Bannerghata road, Bangalore - 560076	
3	03288427	MrLakshmipathi Chockalingam	Flat 1b, Ramaniyam Gurkripa New no 47 Canal Road, Thiruvanmiyur, Chennai 600041	
4	05347714	Mr Hans Jernos C	45....Mount Poonamallee Main Road, St. Thomas Mount, Chennai 600016	

Emerald Haven Town And Country Pvt. Ltd. ★ Chennai

(iii) PAN No. _**AAECE7620B**

(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. 57500000476507 : IFSC No. HDFC 0001097

(v) Project land held by the applicant in S.No. 494, 495, 496/1, 497, 498, 500 and 507 of Manapakkam village, Alandur Taluk, Chennai District and S.No. 3 in Kolapakkam village, Kundrathur Taluk (formerly Pallavaram Taluk), Kancheepuram District

(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project_____;

1	CMDA Planning Permission	CMDA PP No. C/PP/MSB/25 (A to O) dt. 24.8.2020 Permit No. 13227 in File No. C3(S)/22111/18 dt. 24.8.2020.
2	Building permit of Greater Chennai Corporation.	GCC Building Permission No. CEBA/WDCN12/00330/2020 dt. 16.10.20.
3	Building Permit of Kolapakkam Special Officer	Kolapakkam Special Officer/Block Development Officer (VP) Proc. No.,21/2020-21 dated 20.11.20
4	Environmental clearance	Environmental Clearance (EC) issued by the State Level Environment Impact Assessment Authority, Tamil Nadu in its Lr.No. SEIAA/TN/F.6867/EC/8(a)/687/2019 dated 19.12.2019
5	Fire NOC	NOC issued by the DGP/Director, Tamil Nadu Fire and Rescue Services in His letter No. R.Dis. 1856/C1/2019 PP NOC.No.29/2019 dt. 22.2.219
6	AAI NOC	NOC issued by Airport Authority of India, Chennai: 1. NOC ID No. CHEN/SOUTH/B/112318/250270 DT. 18.12.2018 2. NOC ID No. CHEN/SOUTH/B/112318/350273 DT. 18.12.2018 3. NOC ID No. CHEN/SOUTH/B/112318/350274 DT. 18.12.2018 4. NOC ID No. CHEN/SOUTH/B/112318/350276 DT. 18.12.2018 5. NOC ID No. CHEN/SOUTH/B/112318/350278 DT. 18.12.2018 6. NOC ID No. CHEN/SOUTH/B/112318/350280 DT. 18.12.2018 7. NOC ID No. CHEN/SOUTH/B/112918/351221 DT. 18.12.2018
7	IAF NOC	Lr.No. TAM/5218/1/ATC (PC-05/19) dt. 25.1.2019. of Wing Commander Senior ATC Officer, , Air Force Station, Tambaram, Chennai 600 046 rega
8	PWD NOC	Chief Engineer PWD, WRD Chennai Region, Chennai 5 Lr.No. DB/T5(3)/F-Manapakkam Kolapakkam/2019/M dt. 30.4.2019 and Lr.No. DB/T5(3)/F-Manapakkam Kolapakkam/2019/M dt. 21.6.2019
9	Traffic NOC	Additional Commissioner of Police,(Traffic) Greater Chennai Police, Vepery, Chennai 600007 Tr/Licence/466/13275/2019, dated 7.6.2019

(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.
HOUSE SITE LAYOUT IN KARAPAKKAM VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT : Completed.

Emerald Haven Town And Country Pvt. Ltd. Chennai

1

1. House Site Layout approval - CMDA P.P.D.L.O.No.82/2019, dt. 29.7.2019
2. Greater Chennai Corporation Planning Permit No. WD/WDCN/15/00307/2019 dt. 8.8.2019

VILLA DEVELOPMENT IN THE ABOVE SITE : 9 VILLAS AND ONE CLUB HOUSE. (Plot Nos. 1,76,77,78,79, 81, 82, 83, 84.) – on going

(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 27 .11.2020 for an amount of Rs.4,00,702/- calculated as per sub-rule (3) of rule 3 . 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;

Sl. No.	Village	Patta No.	S.No.	Extent in acres	Exent in Hectares
1	Manapakkam	2692	494	0.65	0.26.50
2			495	0.38	0.15.50
3			496/1	0.45	0.18.00
4			497	0.89	0.36.00
5			498	0.95	0.38.50
6			500	0.9	0.36.50
7			507	0.27	0.11.00
	Total			4.49	1.82.00
8	Kolapakkam	3262	3	1.72	0.69.50
	Grand Total			6.21	2.51.50

(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; Following ECs enclosed:

EC No.	Date	Village	From	To
35653335/20	14.2.20	Manapakkam	29.8.18	13.2.20
45386163/20	13.11.20	Manapakkam	14.2.20	8.11.20
35646657/20	17.2.20	Kolapakkam	24.9.18	13.2.20
45389314/20	11.11.20	Kolapakkam	14.2.20	8.11.20

(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

Emerald Haven Town And Country Pvt. Ltd. Chennai

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 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	C. Vijaya Ram. B.Arch. COA – CA /93/17533 R. Chakrabani and Architect & Engineers, Plot No. S1, No. – 023 2nd Cross St., Besant Nagar, Chennai 600 090 RCSONS67@GMAIL.COM / 044 24464406/07

Emerald Haven Town And Country Pvt. Ltd. ★ Chennai

Structural Engineer	Mr. Kishor Gawali Vastech Consultants and Engineers LLP CMDA Regn.No. SE/GR-I/19/06/150 Second Floor, Almonte Building . Kharadi – Hadapsar Road, Yashwant Nagar Chawk, Kharadi, Pune 411104 9566163232 kishore@vastechconsultants.com
Site Engineer.	A Sahul Hameed, First Floor, Greenways Towers, 119. St. Mary's Road, Abhiramapuram, Chennai 600 018 CMDA Regn No. CE/2020/02/757 Mobile : 7358680999 Sahul@tvsemerald.com /
Geo-Tech Engineer	B Ramprasad ME PhD. PRASAD ARMSTRONG YEN GEC (P) LTD 821 (Old No. 439/4) Poonamallee High Riad, Arumbakkam, Chennai 600106 CMDA Regn.No. GTE/19/02/002 Mail ID: paygec@yahoo.com Phone: 9384752246
Contractor	M/s PVK Constructions 147m/22, Sri Rengammal nagar Thuraimangalam , Perambalur 621220 Contact person : V.V.Ranjith kumar Designation : Head(operations) Mobile No: 94426-01986. Email id : pvkconstructions@gmail.com

(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: 28.11.20

Place: Chennai.

Yours faithfully,

For Emerald Haven Town And Country Pvt. Ltd.

P. Vishal Anand

Authorised Signatory

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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