

RE

REGULATORY RECORD

RERA Document

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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 ATRIUM AT GREEN ACRES'

to be set up at Kolapakkam village, Kattankolathur Panchayat Union, Vandalur Taluk, Chengalpattu 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

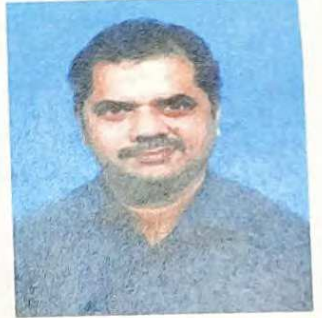
In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name:
- (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 dt.19.9.2013 enclosed
- (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.



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.com	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

(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 Salai, Mylapore, Chennai 600 004 Current Account No.57500000637814; IFSC No. HDFC 0001097

(v) Details of project land held by the applicant: **S.No. 51, 52, 53/1A and 53/1B of Kolapakkam village, Kattankolathur Panchayat Union, Vandalur Taluk, Chengalpattu District,**

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

- 1 CMDA Planning Permission CMDA PP No. C/PP/MSB/28 (A to F) dt. 7.5.21 Permit No. 13278 in File No. C3(S)/31/20 .
- 2 Building Permit of Nedungundram Special Officer Nedungundram Special Officer/Block Development Officer (VP) Proc. No.,32/2021-22 dated 4.6.21
- 3 Environmental clearance Environmental Clearance (EC) issued by the State Level Environment Impact Assessment Authority, Tamil Nadu in its Lr.No. SEIAA/TN/F.7466/EC/8(a)/758/2021 dated 25.3.2021
- 4 Fire NOC NOC issued by the DGP/Director, Tamil Nadu Fire and Rescue Services in His letter No. R.Dis. 1148/C1/2020 PP NOC.No.19/2020 dt. 11.3.20.
- 5 AAI NOC Chennai AAI NOC No. CHEN/SOUTH/B/121818/356188 dt. 18.12.18
- 6 IAF NOC Lr.No. TAM/5218/1/ATC (PC-03/19) dt. 22.1.2019. of Wing Commander Senior ATC Officer, , Air Force Station, Tambaram, Chennai 600 046 .
- 7 PWD NOC Chief Engineer PWD, WRD Chennai Region, Chennai 5 Lr.No. Tho1/2194/Kolapakkam/2016 dt. 6.5.16
- 8 Traffic NOC Superintendent of Police Chengalpattu District NOC issued in C.No. G2/1929/2020 dt. 28.8.20.

(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. 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	Completed	Nil	Nil
2	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
3	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
4	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
5	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
6	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	Completed	Nil	Nil
7	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	Completed	Nil	Nil
8	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	Completed	Nil	Nil



		RERA No.TN01/Building/193/18			
9	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
10	Plot Nos. 1A, 1B, 1C, 6, 7A, 7B, 7C, 7D, 8A, 8B, 8C and 8D in the House site layout known as "TVS Emerald Green Acres Phase III project" comprised in S.No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B of Kolapakkam village, Kattankolathur Panchayat Union, Vandalur Taluk	Sub Division approved in Kattankolathur P.U. Commr. PPDLO.No. 5/20, 6/20 and 7/20 2.1.20 and Nedungundram Special Officer Proc. 88/20, 89/20 and 90/20 dt. 6.1.20 RERA Registration No. TN01/Layout/092/20 dt.17.6.20	Completed	Nil	Nil.
11	Vila Development in Plot Nos. 1A, 1B, 1C, 6, 7A, 7B, 7C, 7D, 8A, 8B, 8C and 8D in the layout known as "TVS Emerald Green Acres Phase III project" comprised in S.No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B of Kolapakkam village, Kattankolathur Panchayat Union, Vandalur Taluk	Planning Permission approved by Kattankolathur P.U. Commissioner and Building Permission approved by Nedungundram Special Officer. RERA Registration No. TN01/Building/208/2020 dt.10.7.20	On going	Nil	Nil.

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

(ix) Registration fee of remitted by way of RTGS to
TNRERA ACCOUNT NO. 6543057988 IN INDIAN BANK, CMDA BRANCH .

Fee calculation sheet with RTGS details enclosed:

(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;



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- (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;

S.No.	Patta No. And pattadar name.
51	1332 Emerald Haven Projects Private Limited
52	1296 Emerald Haven Realty Limited
53/1A	1427 Emerald Haven Projects Private Limited
53/1B	1356 Emerald Haven Projects Private Limited

- (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; EC online 50462422 / 21, dt.08.06.2021 for the period from 19.07.20 to 07.06.21 enclosed.
- (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; POA Doc No.15404 / 15 & 15405 /15, enclosed.
- A. Authenticated copy of the building permit and sanctioned plan) 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;
- (vii) 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;
- the names, addresses, phone numbers, email ids and registration details



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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;

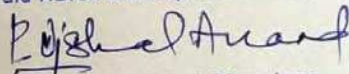
Contractor	Applicant EMERALD HAVEN DEVELOPMENT LIMITED, First Floor, Greenways Towers, 119 St Mary's Road., Abhiramapuram, Chennai 600 018
Architect	JEGANATH jb ARCHITECTS Regd.No. CA/2005/35464 No.6. 6 th Floor Ram Swathy Towers, Durgabai Deshmukh Road, R.A. Puram, Chennai 600028 Cell:9840570026
Structural Engineer	A.PERAMAIYAN, M.E., 9Struct.) M.I.E., Registered Structural Engineer, Chennai Metropolitan Development Authority Registration No. SE/Gr.I/19/03/026 New No. 31 (OLD No. 14) Besant Avenue Road, Adyar, Chennai – 600020 E.Mail: peram@buroengineers.in Mobile: +91 9962545630
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
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

(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: 10.6.2021
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.

[/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.

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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OMR Thoraipakkam,
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