

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 ENCLAVE”

with 10 blocks - Block A- Stilt+4 Floors with 60 dwelling units, Block B- Stilt+4 Floors with 72 dwelling units, Block C- Stilt+5 Floors with 120 dwelling units, Block D- Stilt+4 floors with 88 dwelling units, Block E- Stilt+5 floors with 50 dwelling units, Block F- Stilt+5 floors with 30 dwelling units, Block G- Stilt+5 floors with 50 dwelling units totally 470 dwelling units, Block H- Swimming pool, Block I- Ground+2 floors Club house building and Block J- Ground+3 floors Commercial building in S.No.141/1A, 141/2A, 141/2B2, 141/2B3, 142/2, 147/1A, 147/1B, 147/2, 147/3, 147/4, 147/5, 160, 162/1, 164/1, 164/2, 164/3, 175/2B, 177/1A, 177/1B, 177/2, 178/2A, 178/2B, 179/1B & 179/2B in Paraniputhur village, Kundrathur Panchayat Union 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 -

(a) Name : **Emerald Haven Realty Developers (Paraniputhur) Private Limited**

(b) Address : First Floor, Greenways Towers, 119. St. Mary' Road, Abhiramapuram, Chennai 600 018

Mobile 8056067860 Office: 044 24361264

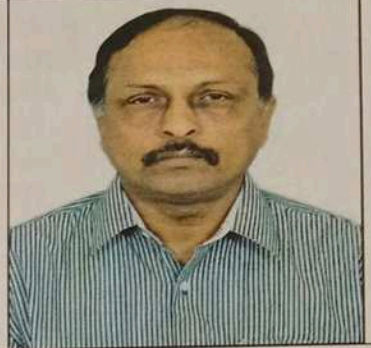
Mail directorehdl@tvsemerald.com

(c) Copy of registration certificate : Copy of registration certificate :U70109TN2017PTC116039 dt. 12.4.2017 Enclosed

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

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



S.No	Director's Name	DIN	Address	Photo
1	K Gopala Desikan Age: 54 yrs	00067107	T3, Mithila Apartments Old No 8 & 8A, New No 15 & 17, Justice Sundaram Road, Mylapore, Chennai 600 004	
2.	S G Murali Age: 68 yrs	00348902	Plot No.8, Shruthi 515 Housing Colony HAL III Stage Bangalore – 560075	
3.	V Karunakara Reddy Age: 65 Yrs	08417260	#13, 3 rd Cross, Navodaya Nagar, JP Nagar 7 th Phase Bangalore South, Bannerghatta Road, Bangalore, Karnataka 560076	
4.	C Lakshmipathi Age: 44 yrs	03288427	Flat 1B, Ramaniyam Gurukripa New No 47 Canal Road Thiruvanmiyur, Chennai 600 041	
5.	Hans Jernos Age: 40 yrs	05347714	C23, 705 Puravankara Windermere Bhavani Amman Koil Street Pallikarani Chennai 600100	

- (iii) PAN No. **AAECE6915B**
- (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 _____;
State Bank of India, SME Branch, 65A GST Road, Chennai 600032 – Current Account No. 39410904955 IFSC NO. SBIN0004327
- (v) Details of project land held by the applicant: S.No. 141/1A, 2A, 2B2, 2B3, 142/2, 147/1A, 1B, 2, 3, 4, 5, S.No. 160, S.No. 162/1, 164/1, 2, 3, S.No. 175/2B, S.No. 177/1A, 1B and 2 S.No. 178/2A and 2B, S.No. 179/1B and 2B measuring 9.45 acres in Paraniputhur village, Kundrathur Panchayat Union, Kundrathur Taluk, Kancheepuram District,
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project _____;
1. CMDA Planning Permit No. 14124, P.P.No.B/NHRB/116A to Z/2021, File No. B/NHRB/0171/2020, dt. 20.4.21
2. CMDA Lr No. B/NHRB/171/2020, dt. 20.4.21 addressed to the Commissioner, Kundrathur Panchayat Union.
3. Paraniputhur Village Panchayat Special Officer Building Permit No. 15/2020-21, dated 17.7.2021
- (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	Project launched	Total of units	Number dwelling	No. of dwelling units completed.
1	Group Development comprising of stilt + 4 floors in the above site.	374 Units	dwelling	148 dwelling units in Block A and D completed

- (viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;
- (ix) Registration fee of Rs.67,465/- transferred to Tamil Nadu Real Estate Regulatory Authority Account No. 99506044303 on 17.7.21. UTR No. SBIN121198836784. Registration fee calculated as per sub-rule (3) of rule 3 detailed below:

Sl.No.	Description.	FSI area in sqm	Rate of fee per sqm	Total fees payable
1	2	3	4	5
1	Residential blocks-470 dwelling Units.	50561.77	20	₹ 10,11,235.40
2	Commercial blocks	2135.37	50	₹ 1,06,768.50
3	Total Fee payable:			₹ 11,18,003.90
4	Fee already paid by RTGS on 8.11.2018. RERA file No. 3575/18 RERA Regn.No. TN01/Building/0346/2018			₹ 10,50,539.00
5	Balance fee payable			₹ 67,464.90
	Rounded to			₹ 67,465



(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.	S.No.	Sub Divn No.	Extent in ares as per patta	Extent in Acres as per sale deed	Patta No.	Sale Deed Doct.No.	Sale deed date	Purchaser
1	141	1A	44.5	1.10	764	15148/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
2	141	2A	21.5	0.60	764	15148/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
3	141	2B2	17.4	0.43	781	15148/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
4	141	2B3	25.5	0.60	782	15145/16	5.10.16	Emerald Haven Projects Private Limited
5	142	2	12	0.30	764	15148/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
6	147	1A	8	0.19	764	15144/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
7	147	1B	7	0.18	764	15144/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
8	147	2	15.5	0.38	764	15144/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
9	147	3	14.5	0.39	764	15144/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
10	147	4	16	0.38	764	15144/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP



11	147	5	0.4	0.01	764	15144/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
12	160		24.5	0.61	763	15142/16	5.10.16	Emerald Haven Projects Private Limited
13	162	1	45.5	1.13	763	15142/16	5.10.16	Emerald Haven Projects Private Limited
14	164	1	0.5	0.01	763	15145/16	5.10.16	Emerald Haven Projects Private Limited
15	164	2	12	0.28	763	15145/16	5.10.16	Emerald Haven Projects Private Limited
16	164	3	59	1.48	763	15145/16	5.10.16	Emerald Haven Projects Private Limited
17	175	2B	15.5	0.39	764	15143/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
18	177	1A	0.9	0.03	764	15143/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
19	177	1B	10.1	0.25	763	9760/17	20.7.17	Emerald Haven Projects Private Limited
20	177	2	10	0.25	764	15143/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
21	178	2A	7	0.17	764	15143/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
22	178	2B	3	0.08	764	15143/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
23	179	1B	4.5	0.11	764	15146/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
24	179	2B	4.5	0.11	764	15146/16	5.10.16	Emerald Haven Realty Developers (Paraniputhur) Private Limited formerly Lookwell Realty Developers LLP
			379.3	9.45				

- (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;
- (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; **GPA dated 23.8.2017 executed by M/s. Emerald Haven Projects Private**



- 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;
- (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;
- (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	S. MURALIDHARAN, Architects, Town Planners, Engineers and Project Management, CA No. CA/2003/31585 No. 53A/3, Amaravathi Nagar 3 rd East Cross Street, Arumbakkam, Chennai 600106 Mail ID: srishti.design@gmail.com Mobile No. 99419 23555
Structural Engineer	A.PERAMAIYAN M.E., (Struc) Structural Engineer, Corporation of Chennai, Licenced Surveyor Class I No. 1773 New No. 31 (old No.14) Besant Avenue, Adyar, Chennai 600020 CMDA Regn.No. SE/GR-1/19/03/026



	Mob: 99625 45630 e.mail: buroindia@buroengineers.in
Site Engineer.	S. Prabakaran No.2151, 11th Street, Mullai Nagar, Anna Nagar West, Chennai -40. CMDA Regn No. CE/2020/02/756 dt.20.2.20 Mobile : 73959 58111 Email: Prabakaran@tvsemerald.com
Contractor	Self Development by Promotor. Emerald Haven Realty Developers (Paranipthur) Private Limited, First Floor, Greenways Towers, 119. St. Mary's Road, Abiramapuram, Chennai 600 018 CMDA Regn.No. RD/19/04/209, dt. 4.4.19 Mobile : 73959 58111 Email: Prabakaran@tvsemerald.com
Project Management consultant	In house
HAVC Consultants	None
Geo Technical Engineers	Prasad Armstrong Yen, Gec (P) Ltd. #821(Old No. 439/4) Poonamallee High Road, Arumbakkam, Chennai 600106 Dr. B. Ramprasad ME PhD (Texas A & M) Geo Tech Consultant CMDA Regn.No. GTE.19/2/002 dt.19.2.19 Email: paygec@yahoo.com Mobile: 9193847 52246

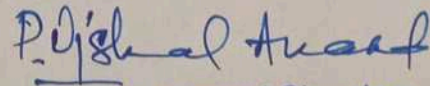
(xvi) a declaration in FORM „B“.

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.
Dated: 19.7.21
Place: Chennai.

Yours faithfully,

Signature and seal of the applicant(s)

**For Emerald Haven Realty Developers
(Paraniputhur) Private Limited**


Authorized 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.

[/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

Verified RealEstate
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OMR Thoraipakkam,
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