

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 AARANYA PHASE I”

Villa Development in Plot Nos. 55, 56, 57, 58, 59, 60, 61, 62, 63, 69, 70, 71, 74, 75, 76 and 77 in the House site Layout approved in CMDA PPD L.O.No. 14/2022 comprised in S.No. 160/1A, 160/1B, 161/1A, 173/2A & 3, 174/1 & 2, 175/1 & 2 and 208 and in Vengaiwasal Panchayat President Proc. No.245/2021-22 dt. 24.2.22 In Vengaiwasal village Tambaram 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 : **Emerald Haven Realty 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 : U45200TN2010PLC075953 **Enclosed**

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

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



S.NO.	NAME	DIRECTORS	DIN	ADDRESS
1.	V N Venkatanathan		00059273	New No.34, Nachiappan Street, Mahalingapuram, Chennai - 600 034.
2.	S G Murali		00348902	Plot No.8 Shruthi 515 Housing Colony Hal III Stage Bangalore 560075
	Tanvi Kumar		06413301	244, Tatvam Villas Sector-48, Gurgaon - 122018
	Sameer Sah		01844078	IB 43, Salt Lake Sector 3, Bidhan Nagar Kolkata , West Bengal 700106

(iii) PAN No. AACCH4288E

(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 No57500000847940: IFSC No. HDFC 0001097

(v) Project land held by the applicant:

Plot Nos. 55, 56, 57, 58, 59, 60, 61, 62, 63, 69, 70, 71, 74, 75, 76 and 77 in the House site Layout approved in CMDA PPD L.O.No. 14/2022 comprised in S.No. 160/1A, 160/1B, 161/1A, 173/2A & 3, 174/1 & 2, 175/1 & 2 and 208 in Vengaivasal village, St. Thomas Mount Panchayat Union, Tambaram Taluk Chengalpattu District.

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

1	CMDA Planning Permission	CMDA PPD/LO No. 14/2022 Permit No. 14620 in File No. L1/7078/2019 dt. 9.2.2022.
2	Vengaivasal Panchayat President approval	Vengaivasal Panchayat President Proc. No.245/2021-22 dt. 24.2.22

3. Building Plan Approval.

Sl.No.	Plot No.	Survey No.	St. Thomas Mount Panchayat Union Commissioner Planning Permit Number	St. Thomas Mount Panchayat Union Commissioner File Number and date.	Vengaivasal Panchayat President Building Permit Number and date
1	55	175/1, 175/2 & 208	621/2022	1780/2022/A4 dt. 2.5.22	14/2022 dt. 5.5.22
2	56	175/1 & 175/2	622/2022	1779/2022/A4 dt. 2.5.22	23/2022 dt. 5.5.22
3	57	175/1 & 175/2	623/2022	1786/2022/A4 dt. 2.5.22	24/2022 dt. 5.5.22
4	58	175/1 & 175/2	629/2022	1781/2022/A4 dt. 2.5.22	19/2022 dt. 5.5.22
5	59	175/1 175/2 & 173/3	628/2022	1782/2022/A4 dt. 2.5.22	28/2022 dt. 5.5.22
6	60	173/3	624/2022	1791/2022/A4 dt. 2.5.22	25/2022 dt. 5.5.22
7	61	173/3	634/2022	1787/2022/A4 dt. 2.5.22	16/2022 dt. 5.5.22
8	62	173/2A & 173/3	627/2022	1783/2022/A4 dt. 2.5.22	13/2022 dt. 5.5.22
9	63	173/2A	626/2022	1793/2022/A4 dt. 2.5.22	27/2022 dt. 5.5.22
10	69	174/2	630/2022	1784/2022/A4 dt. 2.5.22	21/2022 dt. 5.5.22
11	70	174/1 & 174/2	631/2022	1789/2022/A4 dt. 2.5.22	22/2022 dt. 5.5.22
12	71	174/1	635/2022	1785/2022/A4 dt. 2.5.22	15/2022 dt. 5.5.22
13	74	161/1A	633/2022	1788/2022/A4 dt. 2.5.22	17/2022 dt. 5.5.22
14	75	160/1A & 161/1A	632/2022	1790/2022/A4 dt. 2.5.22	18/2022 dt. 5.5.22
15	76	160/1A & 161/1A	625/2022	1792/2022/A4 dt. 2.5.22	26/2022 dt. 5.5.22
16	77	160/1A & 160/1B	636/2022	1794/2022/A4 dt. 2.5.22	20/2022 dt. 5.5.22

(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

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Site address	Project details	Status of project	Case pending if any.	Type of land (Self-development or JV)	Payment pending.
1, TNRERA No. TN01/Building/41/2019, 28.3.2019.					
Salamangalam village, Kundrathur Taluk, Kancheepuram District.	TVS Emerald "Flourish" project - 208 Residential units with Stilt + 4 floors in 4 blocks.	Completed	Nil	Self Development	Nil.
2. TNRERA No. TN29/Building /005/2017					
M.M.R.D Road, Pallavaram Municipality & Taluk, Zamin Pallavaram Village, Chengalpattu District.	TVS Emerald Light House 279 Residential Units, Stilt+14 floors.	Completed	Nil	Self Development	Nil.

- (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 04.05.22 for an amount of Rs.53,970/- calculated as per sub-rule (3) of rule 3. UTR details are as follows:

<u>TNRERA</u>	(53,970.00)	04/05/2022	N124221943745935	NETBANK, MUMBAI
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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;



- (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
63405423/2022	02-05-2022	Vengaivasal	1-1-2019	19-04-2022

- (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; **Details of S.No., Sale Deed No. & date, Patta No. Owner's name, POA doct.No. and POA name are given in the list in the Annexure.**
- 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 ; Enclosed
- (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; Enclosed
- (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; NA
- (xi) the number and areas of covered parking available in the project;
- (xii) the number of open parking areas available in the project; NA
- (xiii) Details of Undivided Shares pertaining to the project; NA
- (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;



Contractor	EMERALD HAVEN REALTY LIMITED CMDA REGN.NO. RD/19/03/177 First Floor, Greenways Towers, 119. St. Mary's Road, Abhiramapuram, Chennai 600 018 CMDA REGN NO. Mobile 8056067860 Mail: directorehdl@tvsemerald.com
Architect	INDRAJIT S. KEMBHAVI B.Arch. CMDA REGN.NO. RA/Gr.I./19/06/268 1872. 11 th A Main, 38 th A Cross, Jaya Nagar 4 th 'T' Block, Bangalore 560041 Mail: kembhaviarchitects@gmail.com . 91 94498 70912
Licenced Surveyor	T. ARUL YOGARAJ, Plot No. 85 , 4 th Street, Balaji Nagar, Madambakkam Chennai 600126 Licence No. 3070/2017-18 CMDA REGN.NO. RE/GR-II/19/03/014 Email: emmanualplanners@gmail.com Mobile No. 93810 32266
Structural Engineer	AEDBM Consultants Pvt Ltd Plot no 71, 10th Cross street, Sriram Nagar, Paruthipattu, Chennai 600 071 Structural Engineer: Mr.N.S. Rajendran License No: 1943 CMDA REGN NO. S.E/GR.I/19/11/218 Email : rajendra@aedbm.com Mobile : 99025 53651
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
Site Engineer.	S. VELUMANI, CMDA REGN NO. CE/19/9/593 Emerald Haven Realty Limited, First Floor Greenways Towers, 119. St. Mary's Road, Abhiramapuram, Chennai 600 018 Mail: velumani@tvsemerald.com Mob: 9384052486

(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:

Place: Chennai.

Yours faithfully,

For Emerald Haven Realty 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

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

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

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
hello@verified.realestate
+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.

