

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 ELEMENTS "

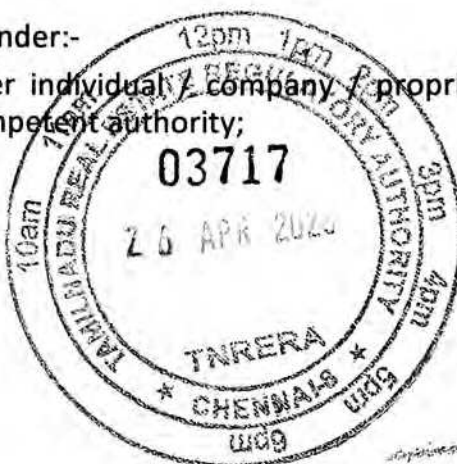
in Kovilambakkam village, Tambaram Taluk, Chengalpattu District i District within the limits of St. Thomas Mount Panchayat Union, **Tamil Nadu State.**

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 Towers Limited**

(b) Address : Ispahani Centre, 4th Floor,
Door No. 123 & 124, Nungambakkam High Road,
Chennai - 600034
Mobile 8056067860 Office: 044 24361264
Mail directorehdl@tvsemerald.com

(c) Copy of registration certificate : U70100TN2020PLC134312.

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

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

S.No	DIN	Name of the Director	Address	Photo
1.	00348902	Mr. S.G. Murali.	Plot No.8, Shruthi 515 Housing Colony HAL III Stage Bangalore – 560075	
2	0007384809	N Srinivasa Ramanujam	No.9/4. 3 rd Main Road, Krishna Nagar, Chromepet, Chennai Pin: 600044	
3	08417260	V Karunakara Reddy	#13, 3 rd Cross, Navodaya Nagar, J P Nagar 7 th Phase, Bannerghata road, Bangalore - 560076	

(iii) PAN No. **_AAFCE8284N**

(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. 57500001168085 : IFSC No. HDFC 0001097

(v) Project land held by the applicant in S.No.17/1B1B, 17/1B2B, 17/2B1, 17/2B2, 17/2B3, 23/1, 23/2, 23/3, 26/5A, 26/8, 27, 28/2, 28/3, 29/1, 30/1, 30/2A, 30/2B1, 30/2B2, 30/2B3, 31/1B, 31/2A1A, 31/2A1B, 31/2A2, 31/2B2, 31/3A, 31/3B, 31/4B, 33/2B, 33/3B, 33/4, 34/1A, 34/1B, 34/2A, 34/2B, 34/3, 34/4A, 34/4B, 34/5A, 34/5B, 34/6A1, 34/6A2, 34/6B, 34/7A, 34/7B, 34/8A, 34/8B, 35/1B & 35/2B of Kovilambakkam Village,

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

1	CMDA Planning Permission	PP/HRB/06/2023/A to N dated 23.2.23
2	Forwarding letter of St. Thomas Mount P.U. Commissioner.	Rc.No. 930/2023/A4, dated 9.3.23.
3	Building Permit of Kovilambakkam Panchayat President.	B.P.No.2/2023-24, dated 24.4.2023
4	Approved Plans:	1. Site cum stilt floor plan 2. Site cum stilt floor plan 3. Combined Extended Basement Floor plan 4. Combined first Floor plan (Podium level) 5. Block A Typical Floor Plan (1st – 17th floor) 18th Floor Plan (Part) Terrace plan 6. Block A – Section and Elevation 7. Block B - Typical Floor Plan (1st – 17th floor) 18th Floor Plan (Part) Terrace plan 8. Block B – Section and Elevation 9. Block C - Typical Floor Plan (1st – 17th floor) 18th Floor Plan (Part) Terrace plan 10. Block C – Section and Elevation 11. Block D – First Floor Plan, Second Floor Plan, Typical Floor plan (3rd – 17th floors) 12. Block D – 18th Floor Plan (Part), Terrace floor plan 13. Block D – Section and Elevation. 14. MLCP – Ground Floor Plan Typical Floor Plan (1– 5 floors) Section AA and Terrace floor plan

COPY OF NOCS AND CLEARANCES OBTAINED.

- a) Fire NOC Fire NOC issued by the Director, Tamil Nadu Fire and Rescue Services, Chennai 600008 in PP NOC No. 62/2022 in File No. R.Dis.No. 5249/C1/2022 dt. 5.5.22
- b) AAI NOC
Chairman NOC
Committee General
Manager Airports
Authority of
India. Regional
Headquarter,
Southern Region,
Chennai Airport,
Chennai-600027
(Tamil Nadu)
- i. NOC ID NO. CHEN/SOUTH B_021219_370262
 - ii. NOC ID NO. CHEN/SOUTH/B/021219/370380,
 - iii. NOC ID NO. CHEN/SOUTH/B/021219/370382,
 - iv. NOC ID NO.CHEN/SOUTH/B/021219/370383 and
 - v. NOC ID NO.CHEN/SOUTH/B/021419/370568
- c) IAF NOC IAF NOC issued by Wing Commander, Senior ATC Officer, Air Force Station, Tambaram, Chennai 46 in TAM/5218/1/ATC (PC-25/19) dt. 29.3.19
- d) PWD NOC PWD NOC issued by the Chief Engineer, WRD, Chennai Region, Chepauk, Chennai

5 in his Lr.No. DB/T5(3)/F NOC 4966/Kovilambakkam village/2022 dt. 7.6.22

- e) Traffic NOC Traffic NOC issued by DGP/Commissioner of Police, Tambaram Police Commissionerate, Chennai 119 in NOC No. 30/22 in File No. K1/05/001622/2022 dt. 28.5.22
- i) Environment Clearance Environmental Clearance (EC) Letter No. SEIAA-TN/F.No.9020/EC/8(a)/861/2022 dt. 22.8.22.

- (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.

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 26.4.2023 for an amount of Rs.17,50,022/- 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;
1. Copy of the sale deed dated 23.1.2019 registered as Doct.No.500/2019 in the SRO, Pallavaram.
 2. Patta No.12765 in favour of M/s. Emerald Haven Towers Limited.
 3. Copy of orders of the National Company Law Tribunal Division Bench-II, Chennai dt 26.11.21. Registered as Doct.No. 10362/22, dt. 13.9.22 in the SRO. Pallavaram.
- (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
90542382/2023	18.4.23	Kovilambakkam	01.01.23	12.4.23

- (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 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;

Contractor	EMERALD HAVEN TOWERS LIMITED Regn. No. /2022/02/1741 Ispahani Centre, 4 th Floor, Door No. 123 & 124, Nungambakkam High Road, Chennai – 600034 Mobile 8056067860 Mail directorehdl@tvsemerald.com
Architect	Prashanth S Kharche Reg No:RA/Gr.I/19/3/091 Shaffee Mohamed Road, Diagonally opposite Cafe Coffee Day Mobile No:9884049364 Email ID:kharche@kharche.com
Structural Engineer	Name: Arun Karanth.N Reg No: SE/GR-I/19/03/074 Address: 64/9, Kembathahalli Main Road, J P Nagar 9 th Phase, Bengaluru- 560083 Mobile: 9741110384 Email: arun@designtreeconsultants.com
Site Engineer.	Name: S VELUMANI CMDA REGN NO. CE/19/9/593 Address: Ispahani Centre, 4 th Floor, Door No. 123 & 124, Nungambakkam High Road, Chennai – 600034 Mobile: 9384052486 Email: Velumani@tvsemerald.com
Geo-Tech Engineer	B Ramprasad ME PhD. CMDA Regn.No. GTE/19/02/002 PRASAD ARMSTRONG YEN GEC (P) LTD 821 (Old No. 439/4) Poonamallee High Riad, Arumbakkam, Chennai 600106 Mail ID: paygec@yahoo.com Phone: 9384752246

(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: 25-4-2023
Place: Chennai.

Yours faithfully,

For Emerald Haven Towers Limited

P. Vishal Anand
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.

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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
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.

