

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 LUXOR'

High Rise Building with **2 Blocks** for Residential cum commercial (Club House) buildings at **Block No.1:** with **3 Towers** consisting Combined/Extended Basement Floor (for Parking)+ Combined Stilt Floor (for Parking) + Combined 1st Floor to 3rd Floor (for Residential use in **Tower A & B** and Club House use in **Tower C**) over & above 2 Towers each with 4th Floor to 16th Floor+ 17th Floor part for Residential use with 128 dwelling units, **Block No.2:** with Ground Floor (for Change room & Pump Room) and Swimming pool at Ground level, at Clock Tower Road & Gurusamy Street Padi, Chennai - 600 050 comprised in T.S.Nos.2/67 and 3/108, Block No.68 of Padi (Padikuppam) village, (as per TSLR Ambathur Town), Ambathur Taluk, Chennai District, within Greater Chennai Corporation limits Old T.S.No. 2/1 part & 3/1 part Old S.No.235/2 (Part), 235/3 Part and 236/1 Part (as per document)

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

Ispahani Centre, 4th Floor,
Door No. 123 & 124, Nungambakkam High Road,
Chennai - 600034

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 : Development of Housing Projects.

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

S.No	Director's Name	DIN	Address	Photo
1.	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	
2	SAMEER SAH	0001844078	IB 43, Salt Lake Sector 3, Bidhan Nagar Kolkata , West Bengal 700106	
3	TANVI KUMAR	0006413301	244, Tatvam Villas Sector-48, Gurgaon - 122018	
4	Fong Loong Tuck Director , Emerald Haven Development Limited	07659277	No.35, lorong Setiabistari Bukit Damansara, Kuala Lumpur - W Persekutuan, KL - 50490	

(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.57500001255742: IFSC No. HDFC 0001097

- (v) Details of project land held by the applicant: T.S.Nos.2/67 and 3/108, Block No.68 of Padi (Padikuppam) village, (as per TSLR Ambathur Town), Ambathur Taluk, Chennai District, within Greater Chennai Corporation limits Old T.S.No. 2/1 part & 3/1 part Old S.No.235/2 (Part), 235/3 Part and 236/1 Part (as per document)

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

- | | | |
|---|---|--|
| 1 | CMDA Planning Permission | CMDA PP No. C/PP/HRB/18/2023/ (A to F) dt. 15.6.2023 Permit No. 14597 in File No. CMDA/PP/HRB/N/640/2022. |
| 2 | Building Permit of Greater Chennai Corporation. | CEBA/WDCN07/00247, dated: 5.7.2023 |
| 3 | Environmental clearance | Environment Clearance issued by SEIAA , Tamil Nadu in Lr.No. SEIAA-TN/F.No. 9497/EC/8(a)/900/2022, dt. 10.1.23 |
| 4 | Fire NOC | NOC issued by DGP/Director, Tamil Nadu Fire and Rescue Services , Chennai 600008 in R.Dis.No. 18552/2022, dt.13.12.2022. PPNOC No.158/22 |
| 5 | AAI NOC | NOC issued by Airports Authority of India in CHEN/SOUTH/B102322/C1/723242 Dt. 21.12.2022 |
| 6 | IAF NOC | Lr.No. AFSTAM/4009/5/ATS (BM-II) dt. 9.11.22 of Wing Commander Senior ATC Officer, , Air Force Station, Tambaram, Chennai 600 046 . |
| 7 | PWD NOC | NOC issued by Chief Engineer, WRD Chennai Region, Chepauk, Chennai 5 in Lr.No. DB/T5(3)/F-0809/Padikuppam 02291/2023, dt. 30.3.23 |
| 8 | Traffic NOC | NOC issued by Addl. Comissioner of Police (Traffic), Greater Chennai Police, Chennai 600007 in TR./License/660/26009/22, dt. 12.1.2023 |

- (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	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.
2	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	Completed	Nil	Nil.
3	HRB construction with 256 dwelling units at S.No. 51, 52, 53/1A and 53/1B of Kolapakkam village, Kattankolathur Panchayat Union, Vandalur Taluk, Chengalpattu District,.	CMDA PP No. C/PP/MSB/28 (A to F) dt. 7.5.21 Permit No. 13278 in File No. C3(S)/31/20 . Nedungundram Special Officer/Block Development Officer (VP) Proc. No.,32/2021-22 dated 4.6.21 RERA Registration No. TN01/Building/194/20201 dt.8.7.21	Ongoing	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 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 19.6.2023 for an amount of Rs. 5.01,805/- calculated as per sub-rule (3) of rule 3 detailed below:



Sl. No.	Description	Extent	Units
1	FSI area - Residential	22901.17	sqm
2	FSI area - Commercial	875.64	sqm
3	Fees payable for Residential area per sqm of FSI area	₹ 20	
4	Fees payable for Commercial area per sqm of FSI area	₹ 50	
5	Fees payable for Residential area @ Rs.20/ sqm for 22901.17 sqm of FSI area	₹ 4,58,023	
6	Fees payable for Commercial area @ Rs.50/sqm for 875.64 sqm of FSI area	₹ 43,782	
7	Total amount payable	₹ 5,01,805	
8	Rounded to	₹ 5,01,805	

Fee calculation sheet with RTGS details enclosed:

(x) Any other information the applicant may like to furnish.

1. 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. Sale Deed Doct No. 5101/22, dt. 17.6.22 in proof of purchase of the land by the promoter for an extent of land measuring 2.106 acres in S.No. 235/2 part, 235/3 part, and 236/1 part, and as per patta of T.S.No. 2/1 and 3/1 Block No. 68 of Padi village, Ambattur Taluk Chennai District and (As per patta Ambattur Town.)
 2. TSLR extract issued by Tahsildar Ambattur for T.S.No. 2/67 and 3/108 of Block 68, Ward 10 of Ambattur Taluk and Town , Chennai District
- (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;
E.C. from 1.1.22 to 7.6.22 and 1.1.2023 to 5.7.23 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;
- 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



(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;

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	Applicant Promoter. EMERALD HAVEN DEVELOPMENT LIMITED, 4 th Floor, Ispahani Centre, 123 & 124 Nungambakkam High Road, Chennai 600034 8056067860 Office: 28272233 Mail: directorehdl@tvsemerald.com
Architect	Ms. SAVITA CHOWDHRY, B. Arch, FIIA, Registered Architect, Council of Architects No. CA/81/6445 Class I Licenced Surveyor No. 32. No.9 State Bank Street, Chennai 600002 E.Mail: naksha81@gmail.com Mobile: 9840088948 CMDA RegnNo. RA/Gr.1/19/03/115, valid upto 24.3.24



Structural Engineer	A.PERAMAIYAN, M.E., (Struct.) 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	S. VIMAL, Ispahani Centre, 4 th Floor, Door No. 123 & 124, Nungambakkam High Road, Chennai – 600034 E Mail s.vimal@tvsemerald.com Mobile: +191 8754495742 CMDA RegnNo. GTE/19/02/002 valid upto 18.2.24
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: 06.07.2023

Place: Chennai.

Yours faithfully,

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.

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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.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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