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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 APARTMENTS PHASE I"

Non High Rise Building Development with stilt + 5 Floors consisting of 135 dwelling units in Plot No171 in the House site Layout approved in CMDA PPD L.O.No. 14/2022 and in Vengaivasal Panchayat President Proc. No.245/2021-22 dt. 24.2.22 comprised in S.No. 205/1 part, 207/1A part, 207/1B, 207/2A part, 207/2B, 207/3B part, 209/1A part, 209/2 part, 209/3A part, 209/3B part and 209/3C part in Vengaivasal village, St. Thomas Mount Panchayat Union, Tambaram Taluk Chengalpattu District

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 : 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 : 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.	S G Murali		00348902	Plot No.8 Shruthi 515 Housing Colony Hal III Stage Bangalore 560075
2.	Tanvi Kumar		06413301	244, Tatvam Villas Sector-48, Gurgaon - 122018
3.	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 No 57500001159100: IFSC No. HDFC 0001097

(v) Plot No171 in the House site Layout approved in CMDA PPD L.O.No. 14/2022 and in Vengaivasal Panchayat President Proc. No.245/2021-22 dt. 24.2.22 comprised in S.No. 205/1 part, 207/1A part, 207/1B, 207/2A part, 207/2B, 207/3B part, 209/1A part, 209/2 part, 209/3A part, 209/3B part and 209/3C part in the House site Layout approved in CMDA PPD L.O.No. 14/2022 and in Vengaivasal Panchayat President Proc. No.245/2021-22 dt. 24.2.22 comprised in S.No. 176/1, 176/2A, 177/2, 187/3A 188/1 and 205/2 in Vengaivasal village, St. Thomas Mount Panchayat Union, Tambaram

d Haven Realty Chennai

Taluk Chengalpattu District

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

1	CMDA Planning Permission for House site Layout	CMDA PPD/LO No. 14/2022 Permit No. 14620 in File No. L1/7078/2019 dt. 9.2.2022.
2	Vengaivasal Panchayat President approval for House site Layout	Vengaivasal Panchayat President Proc. No.245/2021-22 dt. 24.2.22
3	RERA Project Registration for Layout	TN/01/Layout/1842/2022 dt. 30.3.22
4	CMDA Planning Permission No. and date for NHRB Development	Planning Permit No. 15064 / PP/NHRB/287/2022/A to F dt. 23.12.2022: File No. PP/NHRB/B(1)/275/2022
5	Vengaivasal Panchayat President Building Plan approval No. and date	Building Permit No. . 368/2022 dt. 13.1.2023

(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

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. TN01/Building/247/2022, dt. 1.7.2022					
Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase I 16 villas	On going	Nil		Nil.
3. TNRERA NO. TN01/Building/248/2022, dt. 1.7.2022					
Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase I 28 villas	On going	Nil		Nil.
4. TNRERA NO. TN01/Building/300/2022, dt. 10.8.2022					

Chennai

Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase I 19 villas	On going	Nil		Nil.
5..TNRERA NO. TN01/Building/403/2022, dt. 11.10.2022					
Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase I -33 villas	On going	Nil		Nil.
6. TNRERA NO. TN01/Building /486/2022 dt. 25.11.2022					
Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase II -32 villas	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 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 18.1.23 for an amount of **₹ 2,55,380/-** calculated as per sub-rule (3) of rule 3 .
UTR details are as follows:

RTGS Dr-IDIB000I010-TAMIL NADU REAL ESTATE REGULATORY-CHENNAI RK S-HDFCR520230118762130 90	(255,380.00)	18/01/202 3	HDFCR520230118762130 90	CHENNA I RK SALAI

Calculation sheet 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;

(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

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600 034

along with details; Following ECs enclosed:

EC No.	Date	Village	From	To
84157304/2023	11-1-2023	Vengaivasal	15.2.22	6.1.23

(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;

Details of Plot No., 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;

(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

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Contractor	Self Development by Promoter EMERALD HAVEN REALTY LIMITED **CMDA REGN.NO. RD/19/03/177** Ispahani Centre, 4th Floor, Door No. 123 & 124, Nungambakkam High Road, Chennai – 600034 Mobile 8056067860 Mail: directorehdl@tvsemerald.com
Architect	INDRAJIT S. KEMBHAVI B.Arch. **CMDA REGN.NO. RA/Gr.I./19/06/268** 1872. 11th A Main, 38th A Cross, Jaya Nagar 4th 'T' Block, Bangalore 560041 Mail: kembhaviarchitects@gmail.com. 91 94498 70912
Structural Engineer	A PERAMAIYAN, M.E., (Struct.), MIE Registered Structural Engineer, CMDA Regn. No. SE/Gr-I/19/03/026 No.K28. 1st Main Road, Anna Nagar East, Chennai 102 E.Mail. peramsmyth@gmail.com Mobile: +91-9841547214
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, Ispahani Centre, 4th Floor, Door No. 123 & 124, Nungambakkam High Road, Chennai – 600034 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: 23-01-23
Place: Chennai

Yours faithfully

For Emerald Haven Realty Limited

Authorised Signatory

Emerald Haven Realty Limited Chennai

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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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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.