

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Promoter Details

Name*	EMERALD HAVEN REALTY LIMITED	Father's Name*	
PAN No*	AACCH4288E	Aadhaar Number*	
Mobile No*	919840220885	Telephone Number*	044 24361261
FAX Number	044 24361265	E Mail*	ganesh@tvsemerald.com
Occupation	COMPANY	Address Line 1*	JAYALAKSHMI ESTATES
State*	TAMIL NADU	Address Line 2*	29 HADDOWS ROAD
Pin code*	600006	District	CHENNAI

Previous Project Details (Last 5 Years only)

1. Project Name*	TVS EMERALD GREEN HILLS PHASE I Group Development	Project Description (Max 500 Characters)	Group Development of 12 Blocks of Stilt + 4 Floors (Each) – Residential Building with 448 dwelling Units together with a GF + 2F Commercial block in S.No. 278/4B etcof Nedungunddram village, Kattankulathur Panchayat Union, Chengalpattu Taluk,Kancheepuram District approved in CMDA PP No. B2/Spl.Blds./141 A to T/2013, dt. 9.5.2013 /file No. B2/8185/12 dt. 9.5.2013
Current Status	Completed Partial C.C. issued by CMDA in C.C.No.	State	TAMIL NADU

	EC/South/126/2015 dated 6.3.2015 and final completion certificate in CC.No. E.C./S-I/316/2015, dated 27.7.2015.		
Type of Land	PATTA LAND	District*	KANCHEEPURAM
Is there any Case Pending	NO	Pincode	600063
Address	Nedungundram VILLAGE, CHENGALPATTU TALUK, KANCHEEPURAM DISTRICT		
	More details given Form A.		

2. Project Name*	TVS EMERALD GREEN HILLS PHASE II	Project Description (Max 500 Characters)	HOUSE SITE LAYOUT IN S.No. 278/4B(part) etc. in Nedungundram village, Kattankolathur Panchayat Union, Chengalpattu Taluk, Kancheepuram district approved in CMDA PPD L.O.No. 26/2014, dt. 1.12.2014/ file NO. L1/201682/13, dt. 1.12.14
Current Status	Completed	State	Tamil Nadu
Type of Land	Patta Land	District*	Kancheepuram
Is there any Case Pending	No	Pincode	600063
Address	Nedungunddram village, Kattankolathur Panchayat Union		

3. Project Name*	TVS EMERALD FLOURISH PHASE I HOUSE SITE LAYOUT	Project Description (Max 500 Characters)	House site layout in S.No.161/1B etc. in Salamangalam village, Sriperumpudur Taluk, Kancheepuram District approved in Chengalpattu DD PPD LO No. 63/2016, dt. 12.5.2016 and 94/2016 dt. 13.8.2016
Current Status	Completed	State	Tamil Nadu
Type of Land	Patta Land	District*	Kancheepuram
Is there any Case Pending	No	Pincode	601301
Address	Salamangalam village, Sriperumpudur Taluk,		

4. Project Name*	TVS EMERALD FLOURISH PHASE II HOUSE SITE LAYOUT	Project Description (Max 500 Characters)	House site layout in S.No.164/1B etc. in Salamangalam village, Sriperumpudur Taluk, Kancheepuram District approved in DTCP PPD LO No. 31/2016, dt. 21.12.2016
Current Status	Completed	State	Tamil Nadu
Type of Land	Patta land	District*	Kancheepuram
Is there any Case Pending	No	Pincode	601301
Address	Salamangalam village, Sriperumpudur Taluk		

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

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3/350/2 Mettukuppam,
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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.

