

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Promoter Details

Name*		Father's Name*	
PAN No*		Aadhaar Number*	
Mobile No*		Telephone Number*	
FAX Number		E Mail*	
Occupation		Address Line 1*	
State*		Address Line 2*	
Pin code*		District	

If it is a firm

Name of the Firm / Company*	Emerald Haven Development Limited.	Copy of the Registration Certificate*	U34300TN2008PL C068511 dt.19.9.2013. Furnished separately
Address*	Jayalakshmi Estates 29 Haddows Road,	Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*	Pasted separately.
Mobile No*	919840220885	Main objects*	Development of Housing Projects
Telephone No	044 24361261		
FAX Number	044-24361265		
E Mail	ganesh@tvsemerald.com		
State*	Tamil Nadu		
Pin code*	600006		

Previous Project Details (Last 5 Years only)

1. Project Name*	TVS EMERALD GREEN ACRES PHASE I Group Development	Project Description (Max 500 Characters)	Group Development. 7 blocks with stilt + 4 floors with 352 dwelling uits in S.No. 66/1B, 67, 73/2A2A, 2A2B, 2B2, 2C2, 75/7 & 8 AND 84/1, 2, 6A & 6B, Kolapakkam village, Kattankolathur P.U. approved in CMDA PP No.B./Spl.Bldg/332 A-J /2015 dt. 22.12.15
Current Status	On going. CC Application submitted to CMDA. CMDA Sl.No. 204.	State	TAMIL NADU
Category of Building	Residential Building	District*	KANCHEEPURAM
Is there any Case Pending	No	Pincode	600063
Address	Kolapakkam village, Kattankolathur P.U.		

2. Project Name	Green Acres Phase I Villa	Project Description (Max 500 Characters)	House site layout with 41 plots and villa construction. S.No. 55, Kolapakkam village, Kattankolathur Panchayat Union. CMDA PPD.L.O.No. 34/15, File No. L1/6828/14, dt. 21.9.15.
Current status	Completed	State	Tamil Nadu
Category of Building	N.A.	District*	Kancheepuram
Is there any Case Pending	No	Pincode	600063
Address	Kolapakkam village, Kattankolathur P.U.		

3. Project Name	Green Acres Phase II villas	Project Description (Max 500 Characters)	House site Layout with 30 plots and construction of villas. S.No.63/1B2,63/1C, 63/4 , 63/5 AND 64 Kolapakkam village, Kattankolathur Panchayat Union. CMDA PPD L.O.No. 32/16 File No. L1/410/16, dt. 14.11.16 RERA Registration No. TN/01/Buildings/0166/2017, dt. 3.11.2017
Current status	Ongoing.	State	Tamil Nadu
Category of Building	N.A.	District*	Kancheepuram
Is there any Case Pending	No	Pincode	600063
Address	Kolapakkam village, Kattankolathur P.U.		

4. Project Name	Green Acres Phase IV	Project Description (Max 500 Characters)	House site Layout with 27 plots S.No.38/1A1, 50/1A1A, 1A1B, 1A2, 1A3, 54/1A2 and 54/1B Kolapakkam village, Kattankolathur Panchayat Union approved in CMDA PPD LO.No. PPD LO No.31/16, File No. L1/4896/16 dt. 14.11.16
Current status	Completed	State	Tamil Nadu
Category of Building	N.A.	District*	Kancheepuram
Is there any Case Pending	No	Pincode	600063
Address	Kolapakkam village, Kattankolathur P.U.		

5. Project Name	Green Acres Phase III	Project Description (Max 500 Characters)	House site Layout with 38 plots S.No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B Kolapakkam village, Kattankolathur Panchayat Union approved in CMDA PPD LO.No. PPD LO No.25/17 File No. L1/18567/16, dt. 18.7.17. RERA Registration Certificate No. TN/01/Layout 00 4/2017, dt. 18.9.2017
Current status	Completed	State	Tamil Nadu
Category of Building	N.A.	District*	Kancheepuram
Is there any Case Pending	No	Pincode	600063

Address

Kolapakkam village,
Kattankolathur P.U.

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

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.

