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TAMILNADU REAL ESTATE REGULATORY AUTHORITY
09 AUG 2019
TNRERA

FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

V. DEENADAYACAN.
8056067860

The Real Estate Regulatory Authority
Tamil Nadu
Chennai 600 008

4335

Sir,

I/We hereby apply for the grant of registration of my/our Project known as **"TVS Emerald Karapakkam Villas" in Karapakkam village, Sholinganallur Taluk, Chennai District, 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 -

Name : **Emerald Haven Town and Country Private Limited**

Address : First Floor, Greenways Towers,
119. St. Mary' Road, Abhiramapuram,
Chennai 600 018

Mobile 98402 20885 Office: 044 24361264

Mail ganesh@tvsemerald.com

Copy of registration certificate :U45309TN2017PTC118212 dt.22.8.2017: **Enclosed**

(b) Main objects : **Housing and Infrastructure Development (Copy of MOA and AOA enclosed)**

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

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S.No	DIN	Name of the Director	Address 3	Photo
1.	00067107	Mr K Gopala Desikan	T-3, Mithila, Old No.8 & 8A, New No.15 & 17, Justice Sundaram Street, Mylapore, Chennai -600004	
2.	00424915	Mr V Ganesh 98402 20885 ganesh@tvsemerald.com	102, GITC, Block II, III Main 5th Cross, BTM Stage II, Bilekahalli, Bangalore 560076	
3.	03288427	Mr Lakshmipathi Chockalingam	Flat 1b, Ramaniyam Gurkripa New no 47 Canal Road, Thiruvanmiyur, Chennai 600041	
4.	05347714	Mr Hans Jernos C	45....Mount Poonamallee Main Road, St. Thomas Mount, Chennai 600016	

(iii) PAN No. **AAECE7620B**

(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 _____;

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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. 57500000399875 : IFSC No. HDFC 0001097**

Project land heldby the applicant: S.No 62/10C, 65/2, 65/3A, 65/3B, 65/3C, 66/1B, 67/1, 67/2, 68/1, 68/2, 69/2A, 69/3A1, 69/3A2B , 69/3B1, 69/3B2B, 69/4A, 69/4B, 69/5, 70/1C1, 70/2B1, 70/3A, 70/3B, 70/3C, 70/4A, 70/4B, 70/4C, 70/4D, 70/5A, 70/5B1, 70/5B2, 70/5C, 70/6A, 70/6B, 70/10A2, 71/1A, 71/1B, 71/1C, 71/2, 71/3A, 71/3B, 72/1, 72/2, 72/3A, 72/3B, 72/3C, 72/4, 72/5,72/6 73/3A, 73/3B, 73/3C, 73/4, 73/5A, 73/5B, 73/6, 76/1B, 76/2A, 76/2B, 77/1, 77/2, 77/3, 77/4, 78/1A, 78/1B, 78/1C, 78/2A, 78/2B, 79/1A, 79/1B, 79/2, 80/1, 80/2, 80/3A, 82/1, 82/2, 82/3A2, 82/3B, 83/1A1, 83/1A2, 83/1A3, 83/1B1, 83/1B2, 83/1C1, 83/1C2, 83/1D, 83/2A1, 83/2A2, 83/2B1, 83/2B2, 83/2B3, 83/2C, 83/2D1, 83/2D2B , 83/3B2, 84/6A3B, 84/6B and 84/6C2 of Karapakkam village – Sholinganallur Taluk, Chennai District measuring 29397 sqm / 7.29 acres.

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

1. **House Site Layout approval - CMDA P.P.D.L.O.No.82/2019, dt. 29.7.2019**
2. **Greater Chennai Corporation Planning Permit No. WD/WDCN/15/00307/2019 dt. 8.8.2019**

(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 9.8.2019 for an amount of Rs.92,655/- calculated as per sub-rule (3) of rule 3 detailed below

1	Total extent	...	29397 sqm
2	OSR area		2068 sqm
3	Road Area		8798 sqm
4	OSR + Road Area		10866 sqm
5	Balance plottable area		18531 sqm
8	Scrutiny fee payable @ Rs.5/sqm for 18531 sqm		Rs.92,655/-

(NEFT Dt. IDIB0001010-TNRERA CHENNAI. RFS. N221190891391671)

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(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;

Sl. No.	Survey No	Extent in ares	Patta No.
1	62/10C	4.00	13117
2	65/2	3.00	13113
3	65/3A	1.00	13113
4	65/3B	1.00	13113
5	65/3C	2.00	13113
6	66/1B	2.90	13114
7	67/1	5.50	13113
8	67/2	6.50	13113
9	68/1	5.00	13143
10	68/2	4.50	13113
11	69/2A	1.50	13117
12	69/3A1	0.90	13116
13	69/3A2B	0.5800	13146
14	69/3B1	4.20	13113
15	69/3B2B	0.5200	13146
16	69/4A	4.00	13113
17	69/4B	2.50	13113
18	69/5	7.50	13113
19	70/10A2	2.50	13116
20	70/1C1	2.00	13117
21	70/2B1	5.30	13117
22	70/3A	5.00	13117
23	70/3B	3.00	13117
24	70/3C	3.00	13117
25	70/4A	1.00	13117
26	70/4B	4.00	13117
27	70/4C	1.00	13117
28	70/4D	4.00	13117
29	70/5A	13.00	13117
30	70/5B1	6.50	13113
31	70/5B2	6.50	13113
32	70/5C	13.00	13114

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33	70/6A	13.50	13117
34	70/6B	7.00	13113
35	71/1A	6.50	13117
36	71/1B	2.50	13117
37	71/1C	3.00	13117
38	71/2	4.00	13114
39	71/3A	3.00	13111
40	71/3B	1.50	13114
41	72/1	5.00	13142
42	72/2	3.00	13142
43	72/3A	1.00	13139
44	72/3B	1.50	13139
45	72/3C	1.00	13139
46	72/4	4.00	13111
47	72/5	3.00	13112
48	72/6	4.00	13140
49	73/3A	2.40	13141
50	73/3B	1.30	13113
51	73/3C	1.30	13113
52	73/4	3.00	13141
53	73/5A	1.50	13117
54	73/5B	1.50	13141
55	73/6	3.00	13113
56	76/1B	1.20	13117
57	76/2A	0.40	13117
58	76/2B	1.60	13113
59	77/1	1.00	13113
60	77/2	5.50	13111
61	77/3	2.00	13114
62	77/4	2.00	13114
63	78/1A	2.00	13113
64	78/1B	2.50	13137
65	78/1C	3.00	13111
66	78/2A	3.50	13115
67	78/2B	3.50	13115
68	79/1A	3.50	13111
69	79/1B	1.50	13111
70	79/2	3.00	13111
71	80/1	2.50	13116
72	80/2	3.00	13116
73	80/3A	2.50	13117
74	82/1	2.00	13113
75	82/2	2.00	13113
76	82/3A2	2.42	13154
77	82/3B	5.00	13114
78	83/1A1	1.50	13114
79	83/1A2	4.00	13113

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80	83/1A3	2.00	13114
81	83/1B1	0.50	13114
82	83/1B2	0.50	13114
83	83/1C1	1.50	13115
84	83/1C2	1.50	13115
85	83/1D	1.00	13114
86	83/2A1	1.50	13114
87	83/2A2	2.50	13114
88	83/2B1	2.50	13113
89	83/2B2	1.00	13111
90	83/2B3	2.00	13113
91	83/2C	2.00	13114
92	83/2D1	1.50	13111
93	83/2D2B	0.83	13147
94	83/3B2	0.97	13149
95	84/6A3B	1.03	13150
96	84/6B	4.00	13116
97	84/6C2	1.54	13145
	Total	**293.89**	

(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;

EC No. 18669004/2019 dt. 3.8.2019 for the period from 1.1.18 to 25.7.2019 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 whole project as sanctioned by the competent authority;

(vi) 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

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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;

Architect	S. MURALIDHARAN, Architects, Town Planners, Engineers and Project Management, Registered Council of Architecture No. CA/2003/31585 No. 53A/3, Amaravathi Nagar 3rd East Cross Street, Arumbakkam, Chennai 600106 Mail ID: srishti.dsign@gmail.com Mobile No. 99419 23555
Licensed Surveyor	S. MURALIDHARAN, Architects, Town Planners, Engineers and Project Management, Registered Council of Architecture No. CA/2003/31585 No. 53A/3, Amaravathi Nagar 3rd East Cross Street, Arumbakkam, Chennai 600106 Mail ID: srishti.dsign@gmail.com Mobile No. 99419 23555
Site Engineer.	VELUMANI.S Emerald Haven Realty Limited., 1st Floor, Greenways Tower, No.119, St.Mary's Road, Abhiramapuram, Chennai – 600 018 Mail ID :Velumani@tvsemerald.com Mob: +91 9384052486
Contractor	**Not yet finalised**

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(xvi) a declaration in FORM „B".

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3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 9.8.2019

Place: Chennai.

Yours faithfully,

For Emerald Haven Town And Country Pvt. Ltd.

Authorised Signatory

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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

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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

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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