

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 Sub
Division of Plots in Plot No. 1, 7 and 8 as 1A, 1B, 1C and passage, 7A, 7B,
7C, 7D, 8A, 8B, 8C and 8D in the CMDA House site layout PPD L.O No.
2/2018 known as "TVS Emerald Green Acres Phase III House site Layout
project" to be set up at S.No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B of
Kolapakkam village, Kattankolathur Panchayat Union, Vandalur Taluk (Formerly
Chengalpattu Taluk), Chengalpattu District (Formerly Kancheepuram 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 -

(a) Name:

Emerald Haven Development Limited

(b) Address

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

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

Construction and Development of Housing
Projects. (Copy of MOA and AOA enclosed)

(e) Name, photograph and address of Chairman of the Governing
body/Partners/Directors, etc.

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No	Director's Name	DIN	Address	Photo
1.	V N Venkatanathan Director , Emerald Haven Development Limited.	00059273	Old No.25, New No.34, Nachiappan Street, Mahalingapuram, Chennai - 600 034	
2.	S G Murali Director , Emerald Haven Development Limited 8056067860 directorehdl@tvsemerald.c om	00348902	Plot No.8, Shruthi 515 Housing Colony HAL III Stage Bangalore - 560075	
3	Fong Loong Tuck Director , Emerald Haven Development Limited	07659277	No.35, lorong Setiabistari Bukit Damansara, Kuala Lumpur - W Persekutuan, KL - 50490	
4	L Bhadri Director , Emerald Haven Development Limited	06829886	16/12, Kesava Perumal Sannadhi Street, Mylapore, Chennai - 600 004	
5	G Gireesh Director , Emerald Haven Development Limited	06857408	New No.48, Old No. 53, Archana Apts 1st Floor, SMV Koil Street, Triplicane, Chennai - 600 005	

(iii) PAN No. AACCH1038A

Handwritten signature

- (iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained _____;
**State Bank Of India, Corporate Accounts Group Branch,
 18/3 Rukmini Lakshmipathy Road, Egmore, Chennai 600008
 Current Account No. 37072508278 IFSC No. SBIN 0009999**
- (v) Details of project land held by the applicant: Plot No. 1A, 1B, 1C, passage, 7A, 7B, 7C, 7D, 8A, 8B, 8C and 8D in the CMDA House site layout No. 2/2019 comprised in S.No. 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B of Kolapakkam village, Kattankolathur Panchayat Union, Vandalur Taluk, Chengalpattu District,
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project _____;
**1. CMDA P.P.D.L.O.No.2/2018, dt. 17.1.2018
 2. Nedungundram Panchayat PP No.1831/17-18, dt. 24.1.2018.
 3. Sub Division approvals:**

Sl.No.	Kattankolathur B.D.O. Planning Permit No.	Nedungundram S.O. Proceedings No.	Plot No.	Sub Division No.	Extent.
1	6/2020 - Lr.No. 4367/19/A4, dt. 2.1.20	90/2019-20 dt. 6.1.20	Plot No.1	1A	116.12
				1B	129.56
				1C	127.03
				Passage	315.73
				Total	688.44
2	7/2020 - Lr.No. 4368/19/A4, dt. 2.1.20	88/2019-20 dt. 6.1.20	Plot No.7	7A	127.26
				7B	169.67
				7C	171.2
				7D	130.43
				Total	598.56
3	5/2020 - Lr.No. 4368/19/A4, dt. 2.1.20	89/2019-20 dt. 6.1.20	Plot No.8	8A	153.82
				8B	176.68
				8C	189.96
				8D	139.11
				Total	659.57
		Total			1946.57

- (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.	CMDA Planning Permission No.	Nature of Development	No. of units	Status
1	P.P.No. B./Spl.Bldg/332 A - J/2015 B1/2869/15, dt.22.12.15	Group Development. 7 blocks with stilt + 4 floors S.No. 66/1B, 67, 73/2A2A, 2A2B, 2B2, 2C2, 75/7 & 8 AND 84/1, 2, 6A & 6B, Kolapakkam village, Kattankolathur P.U.	352	Completed. C.C.No., EC/South I /22/2018 dated 5.2.18
2	P.P.No. B/Spl.Bldg/243 A to F/2017, dt. 29.8.2017	Group Development in S.No, 65/1, , 2A2, 2A3, 2B1, 2B2, 2C, 2D, 66/1A and 66/2 of Kolapakkam village, Kattankolathur P.U.	132	In Progress
3	PPD LO No.34/15, L1/6828/14 dt. 21.9.15	House site layout in S.No. 55, Kolapakkam village, Kattankolathur Panchayat Union and construction of villas/row houses	41	Completed
4	PPD LO No.32/16, L1/410/16 dt. 14.11.16	House sitle layout in S.No. 63/1B2, 63/1C, 63/4, 63/5 and 64, Kolapakkam, Kattankolathur Panchayat Union and construction of villas/row houses	27	Completed
5	PPD LO No.31/16, L1/4896/16 dt. 14.11.16	House site layout in S.No. 38/1A1, 50/1A1A, 50/1A1B, 50/1A2, 50/1A3, 54/1A2, 54/1B, Kolapakkam village , Kattankolathur Panchayat Union. and construction of villas/row houses	30	Completed
6	PPD L.O.No.2/2018, dt. 17.1.2018 File No. L1/18567/18, dt. 17.1.18	House site layout in S.No. in 38/1A2, 50/1A4, 1A5A, 1A5B, 1A6, 1A7A and 1A7B Kolapakkam village , Kattankolathur Panchayat Union. and construction of villas/row houses	38	Completed
7	PPD LO No. 2/2018, dt. 17.1.2018 with local body appl. for building	Villa Development in Plot Nos. 3, 9, 18, 19, 28, 29, 34 & 38 Kolapakkam village , Kattankolathur Panchayat Union	8	In progress
8	PPD LO No. 2/2018, dt.	Villa Development in Plot Nos. : Plot No.4, 5, 10, 11, 12, 13, 14,	14	In progress

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Sl.No.	CMDA Planning Permission No.	Nature of Development	No. of units	Status
	17.1.2018 with local body appl. for building	15, 16, 17, 30, 31, 32 and 33 Kolapakkam village , Kattankolathur Panchayat Union		
9	PPD LO No. 2/2018, dt. 17.1.2018 with local body appl. for building	Villa Development in Plot Nos 20,21,22,23,24,25,26,27,35,36,37 Kolapakkam village , Kattankolathur Panchayat Union	11	In progress
10	PPD L.O.No. 31/2016	Villa Development in Plot No 1 to 27 Kolapakkam village , Kattankolathur Panchayat Union	27	In progress

(viii) Agency to take up external development works _____ Local Authority (exact Authority or any agreement to the Authority) / Self Development;

(ix) Registration fee by way of a Demand Draft dated 10.3.2020 drawn on HDFC Bank, R.K. Salai, Chennai bearing No. 536006 for an amount of Rs.9733/- calculated as per sub-rule (3) of rule 3 detailed below:

Total Extent	1946.57 sqm
Road Area	Nil
Area of EWS Plots	Nil
Road area + EWS Plot area	Nil
Balance area (Plottable)	1946.57 sqm
Fees payable @ Rs.5/- per sqm for 1946.57 sqm	Rs. 9732.85 rounded to 9733/-

(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;

Plot No.	Sub Division No.	Extent.	S.No.	Patta No.
Plot No.1	1A	116.12	50/1A5A, 1A5B & 1A6	1417 & 6122
	1B	129.56		
	1C	127.03		
	Passage	315.73		
	Total	688.44		
Plot No.7	7A	127.26	38/1A2 & 50/1A4	1433 and 1417
	7B	169.67		
	7C	171.2		
	7D	130.43		
	Total	598.56		
Plot No.8	8A	153.82	38/1A2	1433
	8B	176.68		
	8C	189.96		
	8D	139.11		
	Total	659.57		
	Grand total	1946.57		

(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 1.1.87 to 8.8.17, from 1.1.17 to 14.5.18, from 15.5.18 to 31.12.18, deom 1.1.19 to 1.4.19, from 1.4.19 ro 30.6.19, from

(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 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;

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- (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;
- (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;

Licensed Surveyor	Mr. T. Arul Yoharaj, M.Tech. (ST), LLB, REg.No. RE/Gr.II/19/03/014 No. 16 Sri Ranganathan Nagar, Near Bharath Engineering College, Chennai 600 073 Mobile : 9381032266 Email: emmanualplanners@gmail.com
Site Engineer	R. Thangaraj, CE/19/12/702 Emerald Haven Development Limited, First Floor, Greenways Towers, 119 St Mary's Road., Abhiramapuram, Chennai 600 018 Mobile: 96770 40624 E mail:r.thangaraj@tvsemerald.com

(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: 10.3.2020

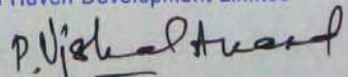
Place: Chennai.

Yours faithfully,

Signature and seal of the applicant(s)

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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.

</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
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