Verified RealEstate™

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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verified.realestate

DIGITALLY VERIFIED 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	

(a) If it is a firm

Name of the Firm / Company*	**Emerald Haven Development limited.**	Copy of the Registration Certificate*	**U34300TN2008PLC068511 dt.19.9.2013 enclosed**
Address*	Jayalakshmi Estates 29. Haddows Road, Chennai	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 24361265		
FAX Number	COMPANY		
E Mail	ganesh@tvsemerald.com		
State*	TAMIL NADU		
Pin code*	600006		

Previous Project Details (Last 5 Years only)

1.Project Name*	Green Acres Apartments	Project Description (Max 500 Characters)	352 dwelling Units with Stilt + 4 floors of 7 blocks in S.No. 66/1B, 67, 73/2A2A, 2A2B, 2B2, 2C2, 75/7 & 8 and 84/1, 2, 6A and 6B. Kolapakkam village, Kattankolathur P.U. CMDA PP No. B/Dpl.Bldg./332 A to J /2015 File No. B1/2869/15, dt. 22.12.15
Current Status	On going. Application submitted for CC (CMDA Sl.No. 4)	State	Tamil Nadu
Category of Building	Residential	District*	Kancheepuram
Is there any Case Pending	No	Pincode	600063
Address	Kolapakkam village, Kattankolathur P.U.		

2. Project Name	**Green Acres Villa**	**Project Description (Max 500 Characters)**	**House site layout with 41 plots 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**	**Project Description (Max 500 Characters)**	**House site Layout with 27 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 application submitted on 29.8.2017**
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 30 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.		

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

Verified RealEstate™

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.