

FORM 'A'  
[See rule 3 (2)]  
APPLICATION FOR REGISTRATION OF PROJECT

To  
The Real Estate Regulatory Authority,  
Tamil Nadu,  
Chennai.

1009



I/We hereby apply for the grant of registration of my/our project known as -

**TVS Emerald "Flourish"**

for the Group Development construction of 208 Residential units with Stilt + 4 floor in 4 blocks viz. A, B, C, and D blocks in Salamangalam Village, Kundrathur Panchayat Union, Sriperumpudur Taluk, Kancheepuram district.

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 - **Company**

- (a) Name : Emerald Haven Realty Limited
- (b) Address : First Floor. Greenways Towers, 119. St. Mary's Road, Abhiramapuram, Chennai 600018
- (c) Copy of registration certificate : Enclosed.
- (d) Main objects : Development of Housing Projects. Copy of MOA and AOA enclosed.
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc. :

**List of Directors of the Company as on 11<sup>th</sup> February 2019**

S.NO.	NAME	DIRECTORS	DIN	ADDRESS
1.	V N Venkatanathan		00059273	New No.34, Nachiappan Street, Mahalingapuram, Chennai - 600 034.

S.NO.	NAME	DIRECTORS	DIN	ADDRESS
2.	S G Murali		00348902	Plot No.8 Shruthi 515 Housing Colony Hal III Stage Bangalore 560075
3.	K Gopala Desikan Mob: 98944 02109 <a href="mailto:kgd@scl.co.in">kgd@scl.co.in</a>		00067107	T-3, Mithila, Old No.8 & 8a, New No.15 & 17 Justice Sundaram Street, Mylapore, Chennai – 600004
4.	L Bhadri		06829886	16/12, Kesava Perumal, Sannadhi Street, Mylapore, Chennai – 600004
5.	G Gireesh		06857408	New No.48, Old No. 53, Archana Apts 1 <sup>st</sup> Floor, SMV Koil Street, Triplicane, Chennai - 600005
6.	Surbhi		03275338	131, Jodhpur Park, Kolkata, West Bengal – 700068

(iii) PAN No. AACCH4288E

(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  
**Current Account No. 57500000157944**  
**HDFC Bank, Corporate Banking, 9<sup>th</sup> Floor, 115. Dr. Radhakrishnan Salai, Mylapore, Chennai 600 004**

- (v) Details of project land held by the applicant  
Plot No.1 in the Phase I House site Layout in S.No. 161/18, 161/28, 162/4 (part), 162/5A (part), 162/5B (part), 162/6, 162/7, 162/8, 179/1 (part) 179/2, 179/3, 179/4, 180/1 and 180/2 Salamangalam Village, Kundrathur Panchayat Union – Sriperumpudur Taluk – Kancheepuram district. - House site Layout approved in D.D. Town and Country Planning (Chengalpattu Region) Layout No. 63/2016 as revised in D.D. Town and Country Planning (Chengalpattu Region) Layout No. 94/2016
- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project-

ORIGINAL PLANS	REVISED PLANS
<p>Approval was given for the following original plans by the Director Town and Country Planning in his P.P. No. 14/2018, dt. 5. 5.2.18, by the Regional Deputy Director, Chengalpattu in his B.P.No. (அ முதல் எ வரை)/2018. dt. 26.2.2018 and by the Special Officer, Salamangalam Panchayat in his Rc.No. 11/2017-18 dt. 14.3.2018.</p> <ol style="list-style-type: none"><li>1. The Site Plan,</li><li>2. Block A Stilt floor, first floor, typical floor plans and terrace floor plans</li><li>3. Block B Stilt floor, first floor, typical floor plans and terrace floor plans ,</li><li>4. Block C Stilt floor, first floor, typical floor plans and terrace floor plans ,</li><li>5. Block D Stilt floor, first floor, typical floor plans and terrace floor plans ,</li><li>6. Building Sections and</li><li>7. Elevation plans of Block A, Block B, Block C and Block D</li></ol>	<p>Approval was given for the following Revised plans by the Director Town and Country Planning in his Revised P.P. No. 299/2018, dt. 21.12.18, by the Regional Deputy Director, Chengalpattu in his B.P.No. 3/2019, dt. 22.1.2019 and by the Special Officer, Salamangalam Panchayat in his Rc.No. 813/2019-2-, dt. 9.2.2019</p> <ol style="list-style-type: none"><li>1. The Site Plan,</li><li>2. Block C Stilt floor, first floor, typical floor plans and terrace floor plans ,</li><li>3. Building Sections and</li><li>4. Elevation plans of Block A, Block B, Block C and Block D</li></ol>
<p>RERA Registration Certificate: TN/01/Building/0153/2018, dt. 9.3.2018</p>	<p><b>PLANS NOT REVISED</b></p> <ol style="list-style-type: none"><li>1. Block A Stilt floor, first floor, typical floor plans and terrace floor plans</li><li>2. Block B Stilt floor, first floor, typical floor plans and terrace floor plans</li><li>3. Block C Stilt floor, first floor, typical floor plans and terrace floor plans</li></ol>

- (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.

1. Group Development of 12 Blocks of Stilt + 4 Floors (Each) – Residential Building with 448 dwelling Units together with a GF + 2F Commercial block in in Nedungundram village, Kattankulathur Panchayat Union, Chengalpattu Taluk, Kancheepuram District. CMDA P.P.No.

2. House site layout in Nedungundram village Kattankolathur Panchayat Union, Chengalpattu Taluk, Kancheepuram district - villa - CMDA PPD L.O.No. 26/2014, dt. 1.12.2014 / file No. L1/20682/13, dt. 1.12.14.
3. Villa construction S.Nos. 325/1, 326/1, 327/1B and 327/2A measuring 8889 sqm in Nedungundram Village, Kattankolathur Panchayat Union - Chengalpattu Taluk - Kancheepuram district. - CMDA in PPD LO No. 27/16, dt. 18.10.2016
4. House site layout - Phase I in measuring 8.58 acres in Salamangalam Village, Sriperumpudur Taluk, Kancheepuram district. D.D., Chengalpattu PPD LO No. 63/2016, dt. 12.5.2016 and 94/2016 dt. 13.8.2016
5. House site layout Phase - II 8.645 acres in Salamangalam village, Sriperumpudur Taluk, Kancheepuram District. - DTCP PPD LO No. 31/2016, dt. 21.12.2016

(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 11.2.2019 through for an amount of Rs. 2,83,052.50/- -calculated as per sub-rule (3) of rule 3 detailed below:

FSI Area (as per calculation sheet)	14,152.62 sqm
Rate per Sqm	Rs.20/-
Amount Payable.	Rs. 2,83,052.40 rounded to Rs.2,83,053/-
RTGS UTR No. SBINR 52019021100123140 -TRANSFER TO 4599113044303	

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 Emerald Haven Realty Limited - AACCH4288E enclosed
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; Enclosed
- (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;

So.	S.No.	Extent purchased in Acres	Extent in acres covered in Plot No.1 in the layout	Patta No.
1	161/1B	0.15	0.15	1904
2	161/2B	0.14	0.14	1904
3	162/4 (part)	0.18	0.135	1832
4	162/5A (part)	0.20	0.135	1832
5	162/5B (part)	0.19	0.115	1832

6	162/6	0.15	0.15	1832
7	162/7	0.17	0.17	1832
8	162/8	0.22	0.22	1832
9	179/1 (part)	0.23	0.005	1832
9	179/2 (part)	0.24	0.235	1832
10	179/3	0.24	0.24	1832
11	179/4	0.24	0.24	1832
12	180/1	0.07	0.07	1832
13	180/2	0.13	0.13	1832
		2.55	2.13	

- (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.No.	Date	From	To
12172	24.11.16	1.1.87	7.11.16
7424	11.9.17	8.11.16	7.9.17
3757/18	9.4.18	1.9.17	8.4.18
EC/Online/3455978/19	5.1.19	1.1.18	31.12.18

- (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:

**Reply: Promotor is the owner of the land**

- A. Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;

Sl.No.	Approving Authority	Original approval No. and date	Revised approval No. and date
1	DTCP Building Permlt for Group Development	க.வ./ந.ஊ.இ.எண். 14/2018, நாள் : 5.2.2018	க.வ./ந.ஊ.இ.எண். 299/2018, நாள் : 20.12.2018
2	Regional Deputy Director (Chengalpattu Region) Building Permit .	க.வ./ந.ஊ.து.இ(செம) எண். 11 (அ முதல் எ வரை)/2018, நாள் : 26.2.2018	க.வ./ந.ஊ.து.இ(செம) எண். 03/2019, நாள் : 22.1.2019
3	Salamangalam Panchayat Special Officer Approval No. and date	ந.க.எண். 11/2017-2018, நாள் : 14.3.2018	ந.க.எண். 813/2019-2020 , நாள் : 9.2.2019

- (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; -  
The following approved original plans and revised plans enclosed:

- I. Approved Layout sketch
- II. Original Building Plans
  - 1 Site Plan,
  - 2 Block A – Stilt, first, Typical Floor and Terrace Floor Plans.
  - 3 Block B – Stilt, first, Typical Floor and Terrace Floor Plans.
  - 4 Block C – Stilt, first, Typical Floor and Terrace Floor Plans.
  - 5 Block D – Stilt, first, Typical Floor and Terrace Floor Plans.
  - 6 Building Section Plans.
  - 7 A, B, C and D Blocks – Elevation plans.
- III. Revised Building Plans
  - 1 Site Plan,
  - 2 Block C Stilt floor, first floor, typical floor plans and terrace floor plans
  - 3 Building Sections and
  - 4 Elevation plans of Block A, Block B, Block C and Block D

(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; .

**Reply: Enclosed separately.**

(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;

**Reply: Furnished separately.**

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

**Reply: enclosed.**

(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;

**Reply: Carpet Area : 10,415.58 sqm Unitwise details furnished separately.**

(xi) the number and areas of covered parking available in the project;

**Reply: No. of covered Parking : 130. Details furnished separately.**

The number of open parking areas available in the project;

**Reply : 5**

(xii) Details of Undivided Shares pertaining to the project:

**Reply: 8635.30 sqm. Unit wise details furnished separately**

(xiii) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

**Reply : NIL**

(xiv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management

15  
13  
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:

Reply:

Contractors	Under process
Architects	Anup Naik Space Matrix Architects and Planners, #27/6 Sankey Road, Bangalore 46—52 Ph.No.+ 91 8040404000 E Mail ID : <a href="mailto:anup@spacematrix.com">anup@spacematrix.com</a> Regn.No. CA/96/20794 of Council of Architecture.
Structural Engineers	Dr. H.K. Seshadri, No.292, Sourabhakrishna Road, Girinagar 1 <sup>st</sup> Phase, Bangalore Ph.No. + 91 8023561545 E Mail ID: <a href="mailto:syed.f@gtaglobal.co.in">syed.f@gtaglobal.co.in</a> Licence No. 2020 of 2017-18 Class 1. Of Greater Chennai Corporation.
Site Engineer	Rajesh SK No.13 F2, Ram Raja Avenue, Kannan Avenue, Krishna Nagar, Old Perungalathur, West Tambaram, Chennai 600063 E.Mail: <a href="mailto:rajesh@tvsemerald.com">rajesh@tvsemerald.com</a> Mobile : 9677040627

(xvi) a declaration in FORM „B“.

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

Dated: 11.2.2019

Place: Chennai

Yours faithfully,

Signature and seal of the applicant(s)

Enclosure: As per the list.

For Emerald Haven Realty Limited  
*P. V. S. Arund*  
Authorised Signatory