

**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 known as

**“TVS EMERALD AARANYA APARTMENTS PHASE II”**

Non High Rise Building Development with stilt + 5 Floors consisting of 85 dwelling units in Plot No170 in the House site Layout approved in CMDA PPD L.O.No. 14/2022 and in Vengaivasal Panchayat President Proc. No.245/2021-22 dt. 24.2.22 comprised in S.No. 199/1A part, 199/1B, 199/1C part, 199/2 part, 204/2 part, 204/3 part, 206/2A part and 206/2B in Vengaivasal village, St. Thomas Mount Panchayat Union, Tambaram Taluk Chengalpattu District

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 Realty Limited**



(b) Address : Ispahani Centre, 4<sup>th</sup> Floor,  
Door No. 123 & 124, Nungambakkam High Road,  
Chennai - 600034  
Mobile 8056067860 Office: 044 24361264  
Mail [directorehdl@tvsemerald.com](mailto:directorehdl@tvsemerald.com)

(c) Copy of registration certificate : U45200TN2010PLC075953 Enclosed

(d) Main objects : **Housing and Infrastructure Development**



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

S.NO.	NAME	DIRECTORS	DIN	ADDRESS
1.	S G Murali		00348902	Plot No.8 Shruthi 515 Housing Colony Hal III Stage Bangalore 560075
2.	Tanvi Kumar		06413301	244, Tatvam Villas Sector-48, Gurgaon - 122018
3.	Sameer Sah		01844078	IB 43, Salt Lake Sector 3, Bidhan Nagar Kolkata , West Bengal 700106

(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 \_\_\_\_\_;  
**HDFC Bank, Corporate Banking, 9<sup>th</sup> Floor, 115. Dr. Radhakrishna Salai, Mylapore, Chennai 600 004 Current Account No 57500001159100: IFSC No. HDFC 0001097**

(v) Non High Rise Building Development with stilt + 5 Floors consisting of 85 dwelling units in Plot No170 in the House site Layout approved in CMDA PPD L.O.No. 14/2022 and in Vengaivasal Panchayat President Proc. No.245/2021-22 dt. 24.2.22 comprised in S.No. 199/1A part, 199/1B, 199/1C part, 199/2 part, 204/2 part, 204/3 part, 206/2A part and 206/2B in Vengaivasal village, St. Thomas Mount Panchayat Union, Tambaram Taluk Chengalpattu District



(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project \_\_\_\_\_;

1	CMDA Planning Permission for House site Layout	CMDA PPD/LO No. 14/2022 Permit No. 14620 in File No. L1/7078/2019 dt. 9.2.2022.
2	Vengaivasal Panchayat President approval for House site Layout	Vengaivasal Panchayat President Proc. No.245/2021-22 dt. 24.2.22
3	RERA Project Registration	TN/01/Layout/1842/2022 dt. 30.3.22
4	CMDA Planning Permission for NHRB Development	PP/NHRB/289/2022/A to F dt. 2.1.23
5	Building Plan approval by Vengaivasal Panchayat President	371/2022-23 dated 20.1.23

(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

Site address	Project details	Status of project	Case pending if any.	Type of land (Self-development or JV)	Payment pending.
1, TNRERA No. TN01/Building/41/2019, 28.3.2019.					
Salamangalam village, Kundrathur Taluk, Kancheepuram District.	TVS Emerald "Flourish" project - 208 Residential units with Stilt + 4 floors in 4 blocks.	Completed	Nil	Self Development	Nil.
2. TNRERA NO. TN01/Building/247/2022, dt. 1.7.2022					
Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase I 16 villas	On going	Nil		Nil.
3. TNRERA NO. TN01/Building/248/2022, dt. 1.7.2022					
Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase I 28 villas	On going	Nil		Nil.
4. TNRERA NO. TN01/Building/300/2022, dt. 10.8.2022					
Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase I 19 villas	On going	Nil		Nil.



5..TNRERA NO. TN01/Building/403/2022, dt. 11.10.2022					
Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase I -33 villas	On going	Nil		Nil.
6. TNRERA NO. TN01/Building /486/2022 dt. 25.11.2022					
Vengaivasal village, Tambaram Taluk, Chengalpattu District	TVS Emerald Aaranya Phase II -32 villas	On going	Nil		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 21-01-23 for an amount of ₹ **1,65,085/-** calculated as per sub-rule (3) of rule 3 .

UTR details are as follows:

<b>NEFT Dr-IDIB000I010- TAMIL NADU REAL ESTATE REGULATORY AUTHORITY TNRERA-CHENNAI RK S- N021232298904581</b>	(165,085.00)	21/01/2023	N021232298904581	CHENNAI RK SALAI
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Calculation sheet enclosed.

- (x) Any other information the applicant may like to furnish
1. 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;
    - (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; Following ECs enclosed:

EC No.	Date	Village	From	To
84157900/2023	11.1.23	Vengaivasal	15-2-22	06-01-23

- (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;

**Details of Plot No., S.No., Sale Deed No. & date, Patta No. Owner's name, POA doct.No. and POA name are given in the list in the Annexure.**

- A. Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with 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 ; Enclosed
- (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;
- (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; Enclosed
- (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



<b>Contractor</b>	<p>Applicant and Promoter  <b>EMERALD HAVEN REALTY LIMITED</b>  <b>CMDA REGN.NO. RD/19/03/177</b>  Ispahani Centre, 4<sup>th</sup> Floor,  Door No. 123 &amp; 124, Nungambakkam High Road,  Chennai - 600034  Mobile 8056067860  Mail: <a href="mailto:directorehdl@tvsemerald.com">directorehdl@tvsemerald.com</a></p>
<b>Architect</b>	<p>INDRAJIT S. KEMBHAVI B.Arch.  <b>CMDA REGN.NO. RA/Gr.I./19/06/268</b>  1872. 11<sup>th</sup> A Main, 38<sup>th</sup> A Cross,  Jaya Nagar 4<sup>th</sup> 'T' Block, Bangalore 560041  Mail: <a href="mailto:kembhaviarchitects@gmail.com">kembhaviarchitects@gmail.com</a>.  91 94498 70912</p>
<b>Structural Engineer</b>	<p>A PERAMAIYAN, M.E., (Struct.), MIE  Registered Structural Engineer,  <b>CMDA REGN. NO. SE/Gr-I/19/03/026</b>  No.K28. 1<sup>st</sup> Main Road, Anna Nagar East,  Chennai 102  E.Mail. <a href="mailto:peramsmyth@gmail.com">peramsmyth@gmail.com</a>  Mobile: +91-9841547214</p>
<b>Geo-Tech Engineer</b>	<p><b>B Ramprasad ME PhD.</b>  PRASAD ARMSTRONG YEN GEC (P) LTD  821 (Old No. 439/4) Poonamallee High Riad,  Arumbakkam, Chennai 600106  <b>CMDA REGN.NO. GTE/19/02/002</b>  Mail ID: <a href="mailto:paygec@yahoo.com">paygec@yahoo.com</a>  Phone: 9384752246</p>
<b>Site Engineer.</b>	<p><b>S. VELUMANI,</b>  <b>CMDA REGN NO. CE/19/9/593</b>  Emerald Haven Realty Limited,  Ispahani Centre, 4<sup>th</sup> Floor,  Door No. 123 &amp; 124, Nungambakkam High Road,  Chennai - 600034  Mail: <a href="mailto:velumani@tvsemerald.com">velumani@tvsemerald.com</a>  Mob: 9384052486</p>

(xvi) a declaration in FORM "B"

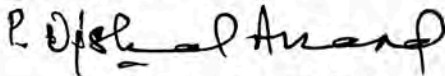
3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 23-1-23

Place: Chennai.

Yours faithfully,

For Emerald Haven Realty Limited

  
Authorised Signatory