



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004
www.rera.kerala.gov.in Email- info.rera@kerala.gov.in
Phone: 0471 3501012

Present: PH Kurian Chairman

No. T1/OL/630/2021
Dated 12th April, 2023

Applicant /Promoter: M/s Green Collective Projects Pvt Ltd,
Pranam, TC 12/684, Thampuram Mukku,
Vanchiyoor P.O, Thiruvananthapuram,
Kerala – 695 035

ORDER

1. M/s Green Collective Projects Pvt Ltd, applied for the registration of the project '**Sustainable Village**' Thiruvananthapuram under section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 17.02.2021 vide registration number **K-RERA/PRJ/094/2021**, under section 5 of the Act. The registration of the project was valid up to 31.12.2021 and further extended up to 30.06.2022.
2. Shri. Prasadu Varghese, Director of the company informed that no booking or sale of plots took place and hence they decided to cancel the project and take a new registration of this project with adding more land area. Hence, the Authority directed the promoter to submit a detailed affidavit in this regard.

3. Shri. Prasadu Varghese, Director of the promoter company submitted a detailed affidavit dated **27.03.2023** in which the promoter declared that due to covid pandemic they extended the registration of project up to 30.06.2022. But now they decided to merge the first and second development phases together and take new registration for this project. It is also affirmed that no land sales or development activities, including road formation, have been carried out against the initial development plan approval from the Panchayat and RERA.
4. On the basis of the request and the affidavit filed by the promoter the Authority decided to approve the request for de-registering the abandoned project '**Sustainable Village**', which was registered before the Authority vide reference No. **K-RERA/PRJ/094/2021**.
5. Accordingly, the webpage of the project in the portal of the Authority will be indicated with "**ABANDONED / DEREGISTERED**" project. The promoter is also debarred permanently from accessing the webpage of this project.

Sd/-
P H Kurian
Chairman

True Copy/Forwarded by/Order

Secretary (Technical & Administration)





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DZ 937581

AFFIDAVIT

Declaration supported by an affidavit which shall be signed by the promoter or any person Authorised by the promoter for cancellation of the project with an affidavit.

Mr Prasadu Varghese, Director of Ms Green Collective Projects Pvt Ltd of the proposed Project/ dully authorised by the promoter of the proposed project titled 'Sustainable Village' located at Kuttiyani Thiruvananthapuram bearing permit no A4-7339/2019 dated 19 August 2020 issued by Secretary Vembayam Gram panchayat vide his authorisation dated 28 December 2019.

I, Mr Prasadu Varghese, Director of Ms Green Collective Projects Pvt Ltd, a company registered under the company act 2013 (section 2(38)), and (company registration no: U70109KL2018PTC052454 and Pan number AAHCG2258G), having its registered office at TC 12/654 "PRANAM" Thampuranmukku Vanchiyoor P.O, Thiruvananthapuram 695035 Kerala, do hereby solemnly declare undertake and state as under.



no - 154867

24-03-2023

Green Collective Project
D/S - 152

SASTHAMANGALAM
VENDOR
RAJEEV. R.S

1. That a group of professionals had set up the **Green Collective Projects Pvt. Ltd.** as a company to introduce a new concept in the housing and construction segment in Kerala. It is a not-for-profit venture as all the members are shareholders of the company. It is envisaged as a haven for them to live there, imbibing agriculture, sustainability and community living as core themes in a rules-based society of like-minded families. The picturesque property at Kuttiyani, Trivandrum, was selected for setting up the **Sustainable Village** after long searches for an ideal location.
2. That the property development is proposed in such a way that the existing terrain is not destroyed. Standalone villas can be built for the members in the plots allocated to them, but they can build only 35-40% of their plot area while preserving the soil to do agriculture and produce fruits and vegetables for the families living there in a sharing mode. Wider roads, walkways and recreation areas in a sufficient quantity of 1+ acre are designed for all the members in addition to the common agriculture areas. Many other common amenities like Miyawakis, Gazebos' amphitheatre, clubhouse, etc.,... are all envisaged in the village. It will be ensured that around 3 acres will be available for cultivating vegetables and another 3 acres earmarked from the private plots for balance tree planting for fruit production, which shall be shared on a digital platform within the community. Solar power, as well as a water harvesting system, will also be provided in the lower portion near the pond to have clean water for the inmates and for agricultural use.
3. That having provisioned more facilities than in the specified norms, the vision is to set up a shared community to address food security, improve the emotional quotient of the inmates, and employ support staff from around the village providing employment in services and agriculture. The development plan approval was received for the first phase of 38081 sq.m (9.41 acres) from the Vembayam Grama Panchayath with permit number A4-7339/2019 dated 19.08.2020, which is valid upto 18.08.2025. Based on this, the RERA registration was also obtained with registration number K-RERA/PRJ/094/2021 dated 17.02.2021, valid up to 31.12.2021 from this state, and we were given an extension until 30th June 2022.



SREEKUMARAN. K
ADVOCATE & NOTARY
THIRUVANANTHAPURAM DISTRICT
VANCHIVOOR
KERALA STATE, INDIA

4. Unfortunately, the Covid Pandemic caused the financial inflow to slow down, which was being collected from the members of the company. This, in effect, caused a delay in commencing the development of roads and common areas and also the acquisition of land for the next phase of development. These issues are now largely overcome, as people began to understand the unique initiative of the sustainable village, and many more people eagerly came forward and joined as members to support the project. The RERA registration got extended due to the covid pandemic up to 30th June 2022.
5. It became necessary to merge the first and second development phases together and to re-design the master plan of the project, and submit the merged plan to the Panchayat and the RTP for approval. The development plan approval (Permit number SC 4-BA(84957)/2023 dated 03-03-2023) has now been received for the combined first and second-phase area of 14.17 acres.
6. Since we received the development plan approval, no land sales or development activities, including road formation, have been carried out against the initial development plan approval from the Panchayat and RERA.
7. That a new approval for land development from RERA is sought based on the above facts. The registration availed earlier with registration number K-RERA/PRJ/094/2021 may be cancelled, and a new registration may be issued for the Sustainable village project.

For
Green Collective Projects Pvt Ltd



Director
Prasadu Varghese
Deponent



SREEKUMARAN. K
ADVOCATE & NOTARY
THIRUVANANTHAPURAM DISTRICT
VANCHIYOOR
KERALA STATE, INDIA

