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### Project - Quarterly Progress Report

|                         |   |                                       |
|-------------------------|---|---------------------------------------|
| Promoter's Name         | : | M/s. Etica Developers Private Limited |
| Project Name            | : | ETICA VIJAYA                          |
| Project Registration No | : | TN/29/BUILDING/0136/2019              |
| Quarter Ending          | : | December 2020                         |

#### A. Sales

| Sl. No. | Description                                                                        | Cumulative No. of Units upto the Quarter | Total Area      |
|---------|------------------------------------------------------------------------------------|------------------------------------------|-----------------|
| 1.      | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | <u>04</u>                                | <u>8436.5</u> ✓ |
| 2.      | Parking Lots                                                                       |                                          | <u>11</u> ✓     |
| 3.      | UDS Registered in Sq.m.                                                            |                                          | <u>497.29</u> ✓ |

#### B. Construction

| Sl. No. | Description                                                | Block/Tower No. | Status           |
|---------|------------------------------------------------------------|-----------------|------------------|
| 1.      | Stage of construction of each Block/Tower, Floor wise      |                 | <u>COMPLETED</u> |
| 2.      | Status of common Amenities for each Block/Tower, Item wise |                 | <u>COMPLETED</u> |

| Sl.No. | Description                                                              | Percentage  |
|--------|--------------------------------------------------------------------------|-------------|
| 1.     | Percentage of Completion                                                 |             |
|        | i) Physical                                                              | <b>100%</b> |
|        | ii) Financial (Enter Anticipated Project Cost in Lakhs) – Rs. 1120 Lakhs | <b>100%</b> |

### C. Details of Clearances

1. Completion Certificate No. CMDA/CC/NHRB/C/0091/2020 (only CC No. in Text Format)
2. Compliance Report, if any (Kindly Specify) NIL (in PDF Format)
3. Annual Audit Report of Special Account in Form 7 ENCLOSED (in PDF Format)

### D. Latest Photo with Date (Atleast from 2 angles) ENCLOSED (in PDF Format)

Note: Mail the above particulars to "[reg.tnrera@tn.gov.in](mailto:reg.tnrera@tn.gov.in)"

For ETICA DEVELOPERS PVT. LTD.

  
Director.

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# ETICA VIJAYA

#26/39, Vijayaraghava Road.





21

12



(28)

(13)



# CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,  
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

## COMPLETION CERTIFICATE

From:

The Member-Secretary  
Chennai Metropolitan  
Development Authority  
"Thalamuthu-Natarajan Building"  
No.1, Gandhi-Irwin Road  
Egmore, Chennai-600 008  
Letter No. CMDA/CC NHRB/C 0091/2020

To:

- 1) The Chairman, TANGEDCO,  
Anna Salai, Chennai-600 002.
- 2) The Managing Director,  
CMWSSB, No.1, Pumping Station Road  
Chintadripet, Chennai-600 002

Dated:20-10-2020

Sir,

**Sub:** CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 4 floors – 5<sup>th</sup> Floor (Part) Residential Building with 8 Dwelling Units with Premium FSI (Gym at 1<sup>st</sup> Floor) at Old Door No.39, New No.26, Vijaya Raghava Road, T. Nagar, Chennai – 600 017, comprised in Old S.No.4882 (Part), T.S. No.4882 2 & 8588, Block No.114, T. Nagar Village, Chennai, within the limit of Greater Chennai Corporation - Completion Certificate – Issued – Reg.

- Ref:**
1. CMDA issued Planning Permission No.B/NHRB 127/2019, dated 21.06.2019, in Letter No.PP/SB/C 98/2019, dated 21.06.2019, Planning Permit No.12610
  2. Completion Certificate Application through online dated 11.09.2020
  3. This office letter even no, dated 08.10.2020 addressed to the applicant
  4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-0017554, dated 13.10.2020.

\*\*\*\*

This is to certify that M/s. ETICA Developers Pvt. Ltd, Rep. by its Managing Director, Thiru G. Diliban, GPA for Thiru Suresh Jayaram have constructed of Stilt Floor + 4 floors – 5<sup>th</sup> Floor (Part) Residential Building with 8 Dwelling Units with Premium FSI (Gym at 1<sup>st</sup> Floor) at Old Door No.39, New No.26, Vijaya Raghava Road, T. Nagar, Chennai – 600 017, comprised in Old S.No.4882 (Part), T.S. No.4882 2 & 8588, Block No.114, T. Nagar Village, Chennai, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No.B/NHRB 127/2019, dated 21.06.2019, in Letter No.PP/SB/C/98/2019, dated 21.06.2019, Planning Permit No.12610. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

/pto/

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II /184/2020, dated:20-10-2020.

3. This Completion Certificate is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. However, it is the sole responsibility of the Applicant/Developer/Power Agent and the Structural Engineers/Licensed Surveyor/Architects, who has signed in the plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

Yours faithfully,

*P. Suresh Jayaram*  
20-10-2020

for MEMBER-SECRETARY

Copy to:

✓ M/s. ETICA Developers Pvt. Ltd  
Rep. by its Managing Director Thiru G. Diliban,  
GPA for Thiru Suresh Jayaram  
No.24, Venkatnarayana Road  
Exotia Tower, 6<sup>th</sup> Floor, T. Nagar  
Chennai – 600 017.

*S*  
20/10/2020

- 2 The Chairperson, TNRERA  
CMDA – Tower-II (1<sup>st</sup> Floor),  
No.1-A Gandhi-Irwin Bridge Road,  
Egmore, Chennai-8.
3. The Deputy Financial Analyst  
Finance Division, CMDA, Chennai (For Refund of SD for building & DB)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

**Note:**

- (i) The Original Cash Receipt for the Security Deposit shall be surrendered for refund by the applicant.
- (ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

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**FORM 4**

**ARCHITECT'S CERTIFICATE**

DATE: 03.05.2023

To,

**M/s. ETICA DEVELOPERS PRIVATE LIMITED,**

represented by its Managing Director

**Mr. G. DILIBAN**, son of Mr. R. Ganapathy

"Exotica", 6<sup>th</sup> Floor, No.24, Venkatanarayana Road, T.Nagar, Chennai - 600 017.

Subject:

Certificate of Completion of Construction Work of ETICA VIJAYA Building of the Project (TNRERA Registration Number TN/29/BUILDING/0136/2019), situated at Old Door No. 39, New Door No. 26, Vijaya Raghava Road, T. Nagar, Chennai- 600 017 comprised in Old Survey No. 4882 (part), T.S. No. 4882/2 and 8588, Block No. 114, T.Nagar Village, Guindy Taluk (formerly Mambalam-Guindy Taluk), Chennai District, demarcated by its boundaries (Latitude and Longitude bounded on North by **T.S.No.8588** South **T.S.No.8587** and **Vijayaraghava Road** East by **Andhra Social and Cultural Association and T.S.No.4882/1**, and West **by T.S.No.4883** measuring **1092.0752** Square meters, area being developed by M/s. ETICA DEVELOPERS PRIVATE LIMITED.

Sir,

We M/s. NATRAJ & VENKAT ARCHITECTS have undertaken assignment as Architect/ Engineer of certifying completion of Construction of ETICA VIJAYA Building situated on Old Door No. 39, New Door No. 26, Vijaya Raghava Road, T. Nagar, Chennai- 600 017 comprised in Old Survey No. 4882 (part), T.S. No. 4882/2 and 8588, Block No. 114, T.Nagar Village, Guindy Taluk (formerly Mambalam-Guindy Taluk Chennai District, measuring **1092.0752** Square meters, area being developed by M/s. ETICA DEVELOPERS PRIVATE LIMITED.

Following technical professionals are appointed by Promoter/ Owner:

- M/s. Thiru/ Tmr **NATRAJ AND VENKAT** as Architect/ Engineer.
- M/s. Thiru/ Tmr **KANNAN** as Structural Consultant.
- M/s. Thiru/ Tmr **MUKUND AND ASSOCIATES** as MEP Consultant.
- M/s. Thiru/ Tmr **RANGANATHAN** as Site Supervisor/ Clerk of Works



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Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of our knowledge, we hereby certify that ETICA VIJAYA Building has been completed in all aspects The ETICA VIJAYA building is granted Completion Certificate bearing number CMDA/CC/NHRB/C/0091/2020 dated 20.10.2020 by Chennai Metropolitan Development Authority.

Your's Faithfully

Signature & Name (Thiru. AIYADURAI VENKATAKRISHNAN) of L.S/ Architect with (License No: RA/Gr.I/19/03/053)

  
A. VENKATAKRISHNAN, B.Arch.,  
ARCHITECT LICENSED SURVEYOR  
CLASS I No. R.A.41  
CMDA REGN. No. RA/GR.I/19/03/053  
CORPORATION REGN. No. RA100052019  
No. 18, THIRD SEAWARD ROAD,  
VALMIKI NAGAR, THIRUVANMIYUR,  
CHENNAI-600 041. Ph: 044-2457 2457





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### **Vastu & Property Management Tools**

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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real estate journey

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