

RE

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



To,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600008.

Sir,

We hereby apply for the grant of registration of Our project to be set up at No.14 (Old No.6/20), 4th Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai - 600041, comprised in Survey Nos.210/2A1A1A1 part and 210/2A1A1A1A33 (Old No.210/2 part), Town Survey No.8, Ward – 001, Block No.64, Thiruvanmiyur Village, Thiruvanmiyur Town, Velachery Taluk (Old Mylapore and Triplicane Taluk), Chennai District, Tamil Nadu.

1. The requisite particulars are as under:-

(i) Status of the applicant	: Promoter
(ii) In case of Company–	
(a) Name	M/s. ETICA DEVELOPERS PRIVATE LIMITED , represented by its Managing Director Mr. G. DILIBAN , son of Mr.R. Ganapathy,
(b) Father's Name	NA
(c) Occupation	Promoter
(d) Permanent address	"Exotica", 6 th Floor, No.24, Venkatanarayana Road, T.Nagar, Chennai – 600 017.
Contact Number	+91-98884082302
Email ID	diliban@eticadevelopers.com

(e) Photographs	Attached
(iii) PAN No.	M/s. ETICA Developers Private Limited – AADCE1237H
(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	AXIS Bank, No.22 and 23, Venkatnarayana Road, T. Nagar, Chennai – 600017.
(v) Details of project land held by the applicants	Share allotted to the Promoter for land measuring 324.87 Square meter (i.e., 3496.92 Square feet) comprised in following lands:- All that piece and parcel of land in Survey Nos.210/2A1A1A1 part and 210/2A1A1A1A33 (Old No.210/2 part), measuring 650.32 Square Meter, (i.e., 7000 Square Feet), (as per Patta - 692 Square Meter), being Door No.14 (Old No.6/20), 4th Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai - 600041, comprised in Town Survey No.8, Ward – 001, Block No.64, Thiruvanmiyur Village, Thiruvanmiyur Town, Velachery Taluk (Old Mylapore and Triplicane Taluk), Chennai District, bounded as follows: North by: 4th Seaward Road, East by : 15 Feet Passage, South by: Land in Plot No.4, West by: Ground and Building of Sakunthala Parthasarathy and flat of Marianathan, and the Registration District of Chennai South and Sub-Registration District of Joint -I Chennai South.
(vi) Details of Approval obtained from Various Competent Authorities	1. Planning Permission Approval Letter dated 16.07.2021. 2. Planning Permit No.PP/NHRB/199/2021, dated 16.07.2021, issued by the Chief

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

for commencing the Project.	Planner, Chennai Metropolitan Development Authority.																				
(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.	Details attached																				
(viii) Agency to take up external development works.	Self-Development																				
(ix) Registration fee	Demand draft dated, drawn on AXIS Bank Ltd, T.Nagar Branch, bearing No.012226, for an amount of Rs.13,930/-calculated as per sub-rule (3) of rule 3. <i>du: 19/07/2</i>																				
(x) Any other information the applicant may like to furnish.	As per approved Plan, the total floor area of residential building is 1280.76 Square meter. As per JV, Super Built up area allotted to the Promoter is 696.18 Square meter (i.e., 7493.66 Square feet) and respective undivided land share is 324.87 Square meter (i.e., 3496.92 Square feet) for 4 Units and details as follows; <table><tr><th>Floor</th><th>Unit No</th><th>Flat Area in Sq.ft</th><th>UDS in Sq.ft</th></tr><tr><td>First</td><td>1B</td><td>1970.26</td><td>919.42</td></tr><tr><td>Second</td><td>2A</td><td>1776.57</td><td>829.04</td></tr><tr><td>Third</td><td>3A</td><td>1776.57</td><td>829.04</td></tr><tr><td>Third</td><td>3B</td><td>1970.26</td><td>919.42</td></tr></table> The name of the project is "ETICA – BAY7"	Floor	Unit No	Flat Area in Sq.ft	UDS in Sq.ft	First	1B	1970.26	919.42	Second	2A	1776.57	829.04	Third	3A	1776.57	829.04	Third	3B	1970.26	919.42
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Third	3A	1776.57	829.04																		
Third	3B	1970.26	919.42																		

2. We enclose the following documents in triplicate, namely:-

(i)	Authenticated copy of the PAN card of the promoter.	: 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	: Enclosed
(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	: 1. Sale Deed No.1110/1984, dated 19.04.1984, at SRO-Chennai South, 2. Settlement Deed No.4120/2008, dated 23.06.2008, at SRO- Chennai South, 3. Settlement Deed No.195/2021, dated 08.01.2021, at SRO- Joint-I Chennai South, 4. Settlement Deed No.196/2021, dated 08.01.2021, at SRO- Joint-I Chennai South, 5. Settlement Deed No.198/2021, dated 08.01.2021, at SRO- Joint-I Chennai South, 6. General Power of Attorney dated 12.01.2021, Adjudicated vide registration No.22/2021, dated 19.01.2021, at SRO- Joint-I Chennai South, 7. Joint Development Agreement dated 19.01.2021,

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

	8. General Power of Attorney No.421/2021, dated 19.01.2021, at SRO- Joint-I Chennai South, 9. General Power of Attorney dated 21.01.2021, Adjudicated vide registration No.94/2021, dated 29.01.2021, at SRO-Mylapore,
(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	Enclosed
(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	: Enclosed The project registration has been applied for Stilt Floor + 3 Floor + 4 th Floor (part), residential building with 7 dwelling unit construction with extent of the land measuring 650.32 Square Meter, (i.e., 7000 Square Feet), (as per Patta - 692 Square Meter), total area of building is 1280.76 Square meter.
(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	: (i) Water Supply -Ground Water and Corporation Water,

For ETICA DEVELOPERS PVT. LTD.

Managing Director.

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	(ii) Sewage Disposal – CMSSB connection, (iii) Solid Waste Disposal – Garbage, (iv) Renewable Energy – 100% Power Back up, (v) Fire Fighting (for MSB) – NA, (vi) Emergency Evacuation Service (for MSB) - NA
(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	: Latitude – 12.979872, Longitude – 80.263146,
(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees	Nil
(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	Area Statement Enclosed
(xi) the number and areas of covered parking available in the project	Covered Car parking – 10 Nos, Two wheeler parking – Nil.
(xii) the number of open parking areas available in the project	Open Car parking – Nil, Two wheeler parking – Nil
(xiii) Details of Undivided Shares pertaining to the project	Area Statement Enclosed
(xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project	Not applicable
(xv) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project	: Details Enclosed

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management consultants, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project	
(xvi) a declaration in FORM "B"	: Enclosed

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

Dated: .07.2021
Place: Chennai

Yours faithfully,
For ETICA DEVELOPERS PVT. LTD.
Managing Director.

Signature and seal of the applicant(s)

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.

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Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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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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