

RE

REGULATORY RECORD

RERA Document

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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.



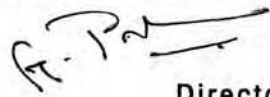
Sir,

We hereby apply for the grant of registration of our project to be set up at No. 15 (Old No. 2), 4th Avenue, Indira Nagar, Adyar, Chennai – 600 020 comprised in Survey No. 53 Part, 55 Part and 56 Part and in T.S. no. 6 of Block No. 16, Thiruvanmiyur Village, Velachery 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) Occupation	Promoter
(c) Permanent address	"Exotica", 6 th Floor, No.24, Venkatanarayana Road, T.Nagar, Chennai – 600 017.
(d) Contact Number	+91-98884082302

For ETICA DEVELOPERS PVT. LTD.


Director.

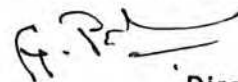
(e) Email ID	diliban@eticadevelopers.com
(f) Photographs	
(iii) PAN	AADCE1237H
(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained	Shall be furnished later
(v) Details of project land held by the applicants	Share allotted to the Promoter for land measuring 161.42 Square meter undivided share (i.e., 1737.60 Square feet) comprised in following lands: - All that piece and parcel land measuring about 1.81 Grounds (i.e., 4344 square feet) bearing Plot No.89 as per approved in L.A.No.LPDM/DTP No.106/66, comprised in Paimash No.875, 882/C par, 877/A, 940, 941, 942, 956 and 961/H in Survey No. 161/2 and 161/3, T.S.No. 64, Block No.51 of Thiruvanmiyur Village, Velachery Taluk, Chennai District, situated at Door No. 31/18, M.G.Ramachandran Road, Kalakshetra Colony, Besant Nagar, Chennai - 600090 and bounded on the:

For ETICA DEVELOPERS PVT. LTD.

G. P. R.

	North by: Plot No.53 East by: Door No.17, Present Corporation Door No.30, South by: 30 feet road, West by: 30 feet road and the Registration District of Chennai South and Sub-Registration District of Joint- I Sub- Registrar, Saidapet.
(vi) Details of Approval obtained from Various Competent Authorities for commencing the Project.	1. Planning Permission Approval Letter dated 08.03.2023.
(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, Venkatnarayana Road, T.Nagar Branch, bearing No.013886, for an amount of Rs. 18,950 /- calculated as per sub-rule (3) of rule 3.

For ETICA DEVELOPERS PVT. LTD.


Director.

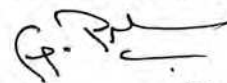
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(x) Any other information the applicant may like to furnish.	As per approved Plan, the total floor area of residential building is 946.46 Square meter. As per JV, the Super Built up area allotted to the Promoter is 408.76 Square meter (i.e., 4400 Square feet) and respective undivided land share is 161.42 Square meter (i.e., 1737.60 Square feet) for 2 floors and details as follows. <table><tr><th>Floor</th><th>Flat Area in Sq.ft</th><th>UDS in Sq.ft</th></tr><tr><td>First</td><td>2200</td><td>868.80</td></tr><tr><td>Second</td><td>2200</td><td>868.80</td></tr></table> The name of the project is “Etica-Thangam”	Floor	Flat Area in Sq.ft	UDS in Sq.ft	First	2200	868.80	Second	2200	868.80
Floor	Flat Area in Sq.ft	UDS in Sq.ft								
First	2200	868.80								
Second	2200	868.80								

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	1. Settlement Deed dated 10.08.2009, registered

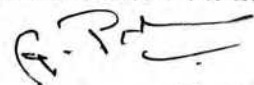
For ETICA DEVELOPERS PVT. LTD.



Director.

proposed including any rights, title, interest or name of any party in or over such land along with details	as Document No. 3747 of 2009, in the office of Sub-Registrar, Chennai South Joint I. 2. General Power of Attorney Deed dated 01.11.2022, registered as Document No.327 of 2022, Book ADJ, in the office of Sub-Registrar, Chennai South Joint I. 3. General Power of Attorney Deed dated 21.11.2022, registered as Document No.342 of 2022, Book ADJ, in the office of Sub-Registrar, Chennai South Joint I. 4. General Power of Attorney Deed dated 12.11.2022, registered as Document No. 16983 of 2022, in the office of Sub-Registrar, Chennai South Joint I. 5. General Power of Attorney Deed dated 21.11.2022, registered as Document 17406 of 2022, in the office of Sub-Registrar, Chennai South Joint I. 6. Joint Development Agreement dated 18.11.2022
(v) where the promoter is not the owner of the land on which	Enclosed

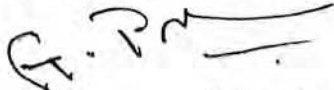
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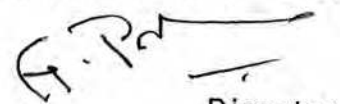
development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed	
(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	To be enclosed The project registration has been applied for 1 residential building of Stilt floor + 5 floors with 5 dwelling units.
(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	Not applicable

For ETICA DEVELOPERS PVT. LTD.


Director.

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	Latitude - 12°59'39.4 Longitude - 80°15'55.1
(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 to be Enclosed
(xi) the number and areas of covered parking available in the project	Cars – 4 Nos
(xii) the number of open parking areas available in the project	Cars – 6 Nos
(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 management consultants, HAVC	Details Enclosed

For ETICA DEVELOPERS PVT. LTD.


Director.

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
(xvii) CD	Enclosed

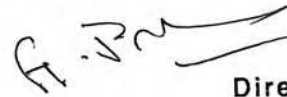
3. We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: 13.03.2023

Place: Chennai

Yours faithfully,

For ETICA DEVELOPERS PVT. LTD.



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.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

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.

[/landlens](#)



One Map

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

[/landlens/one/map](#)



PriceMap

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

[/landlens/pricemap](#)



Build Scope

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

[/landlens/build-scope](#)



Property Tracker

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

[/landlens/property-tracker](#)



Deal Room

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

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Twenty-four checks you can run yourself, at no cost.

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
/landlens/one



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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Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

