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ETICA Malar Business Parks LLP

To,

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

Dear Sir,

Sub: Survey No Clarification
Ref: TNRERA/PBF/0635/2024 Dated: 06-11-2024
TNRERA/PBF/0587/2024 Dated: 18-10-2024

We are writing in response to the survey not added to the planning permit issued by the CMDA officials, in which you raised certain queries regarding the TNRERA registration submitted for approval for our property located on Basement floor (part) + Stlit floor, (Pit – Puzzle Parking) + 4 floors (Height - 18.30 m) IT/ITES Building at shet No B/12, Thiruvika Industrial Estate, Guindy, Chennai – 600032. Comprised in T.S. No. 59 (Pt) & 63 (P), Block No. 6 of Alandur Village within the limits of Greater Chennai Corporation.

I appreciate your efforts in reviewing the application and would like to address the concerns you have raised.

Query: Project address contains survey no T.S. No. 33pt, 34pt, 45pt, 59pt, 63pt in CMDA approval and the TNRERA application survey no contains T.S. No. 59pt, 63pt, need clarification on this difference

Response: Project address shet No B/12, Thiruvika Industrial Estate, Guindy, Chennai – 600032. Comprised in T.S. No. 59 (Pt) & 63 (P), Block No. 6 of Alandur Village within the limits of Greater Chennai Corporation, and the separate demolition order issued by the Greater Chennai Corporation officer with the above address only, even our sale deed contains only T.S. No. 59pt, 63p, when we have applied planning permit with CMDA officials we have submitted combined FMB issued by SIDCO officials with the neighbour property & road survey no information with the combined FMB sketch, hence CMDA officials captured with all the survey with the remarks of (As per SIDCO

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sketch) T.S. No. 33pt, 34pt, 45pt, 59pt, 63pt (As per SIDCO sketch). So our property has only the survey no's of T.S. No. 59 (Pt) & 63 (P),

I have also attached the relevant supporting documents and any additional information that might assist in resolving the queries raised. I trust that this will provide the necessary clarification for your review and approval of the building plan.

Please let me know if any further information or documents are required. I remain at your disposal and look forward to your favorable response at your earliest convenience.

Thank you for your attention to this matter.

Thanks & Regards,
M/s. ETICA MALAR BUSINESS PARKS LLP



Supporting Documents

- Demolition Certificate
- SIDCO Combined FMB sketch

Corporate Office : "Exotica" 6th Floor, 51/24, Venkatanarayana Road, T.Nagar, Chennai – 600 017
M: 8939653555 T: +91 44 24331881 E: eticapurchaseorders@gmail.com
Branch Office : B12, Thiru Vi Ka Industrial Estate, Guindy, Chennai, 600 032.

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Adyar

Demolition Permission

From,

Executive Engineer,
No.115, Dr. Muthulakshmi Salai
Adyar, Chennai – 600 020

To,

Thiru/Tmt. Ms SKN GHANPUR LLP Rep P SUNDAR
Door No:B12(B12),Block No:6,Survey No:T.S.No.59pt&63p, Industrial Estate,Guindy,Guindy,Guindy, Chennai, 600032

W.D.C.No. DA/WDCN13/00453/2022

Date : 21/06/2022

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:B12(B12),Block No:6,Survey No:T.S.No.59pt&63p, Industrial Estate,Guindy,Guindy,Guindy, Chennai, 600032

-Approval-Regarding

Ref:DA/WDCN13/00453/2022 Date : 20/05/2022

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:B12(B12),Block No:6,Survey No:T.S.No.59pt&63p, Industrial Estate,Guindy,Guindy,Guindy, Chennai, 600032

Subject to the following conditions.

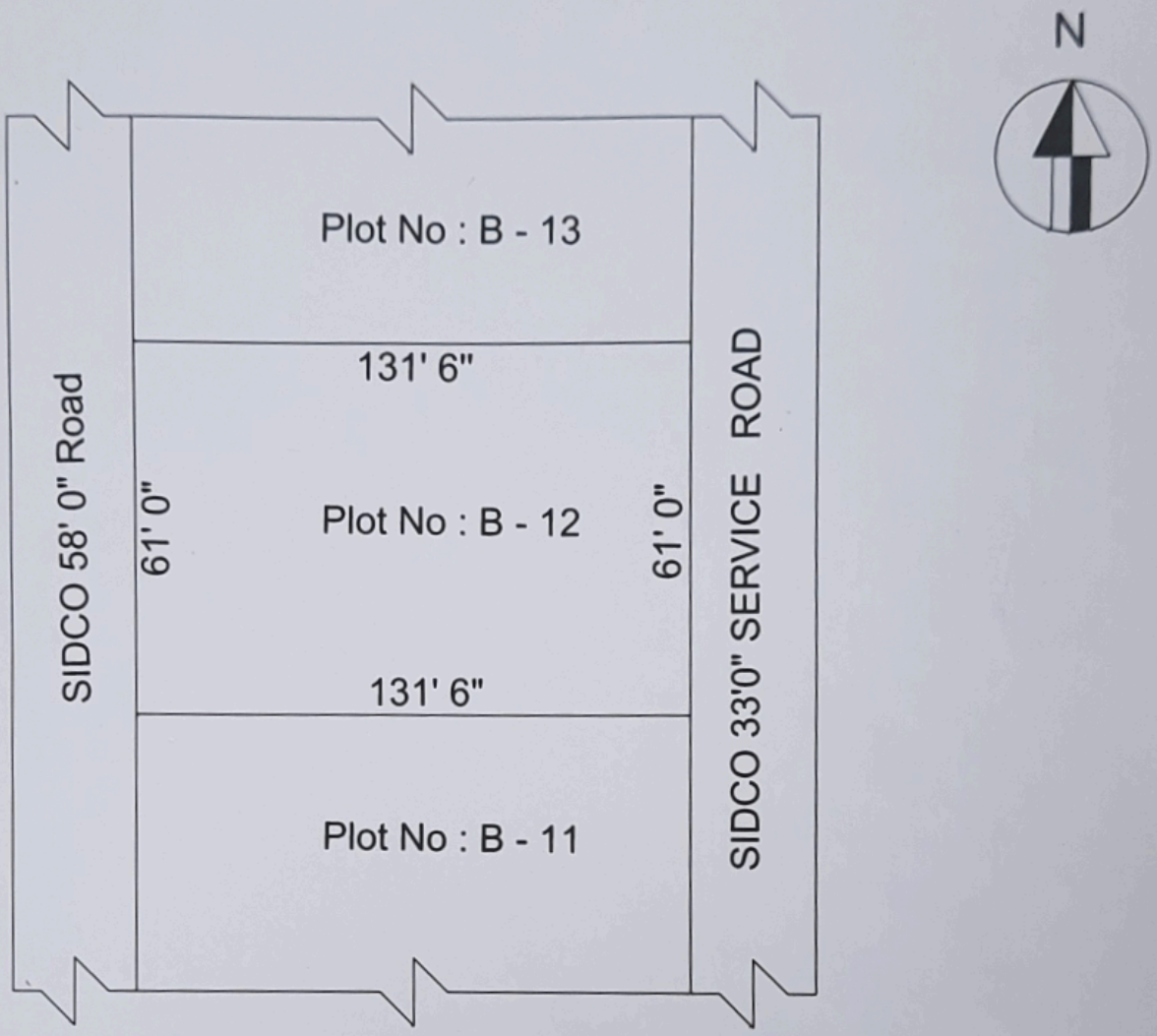
1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passerby.
4. If the building is occupied by the tenant(s), demolition of the building should be taken only after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.

Digitally Signed by R Subash
Date: 21-Jun-2022 (17:44:55)

Executive Engineer

Plot Sketch Showing the Plot No. B-12 at SIDCO Industrial Estate Guindy Chennai - 32

Survey No : TS 33 (part),34 (part),45 (part),59 (part) & 63 (part), in Block - VI Alandur village,Guindy Taluk, Chennai District



Boundaries :

North Side : Plot No. B - 13
South Side : Plot No. B - 11
East Side : SIDCO 33' 0" SERVICE ROAD
West Side : SIDCO 58' 0" Road

Reference

AREA OF PLOT NO. B - 12 - 131' 6" x 61' 0" = 8022 SQ.FT

23/08/22

ASSISTANT EXECUTIVE ENGINEER (HO)
TANSIDCO
THIRU-VI-KA INDUSTRIAL ESTATE
GUINDY CHENNAI-600 032

23/8/22

BRANCH MANAGER
SIDCO
GUINDY, CHENNAI-32.



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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