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GST NO. 33ADVFS5899R1ZI

ETICA Malar Business Parks LLP

Date :18-12-2024

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 (Pt), 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 (Pt), 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, 63pt, 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 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.

ETICA Malar Business Parks LLP

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 (Pt),

Now we have collected the revised and final FMB sketch with SIDCO for our property.

Please help us to get the TNRERA registration certificate at the earliest.

Thank you for your attention to this matter.

Thanks & Regards,

M/s. ETICA MALAR BUSINESS PARKS LLP

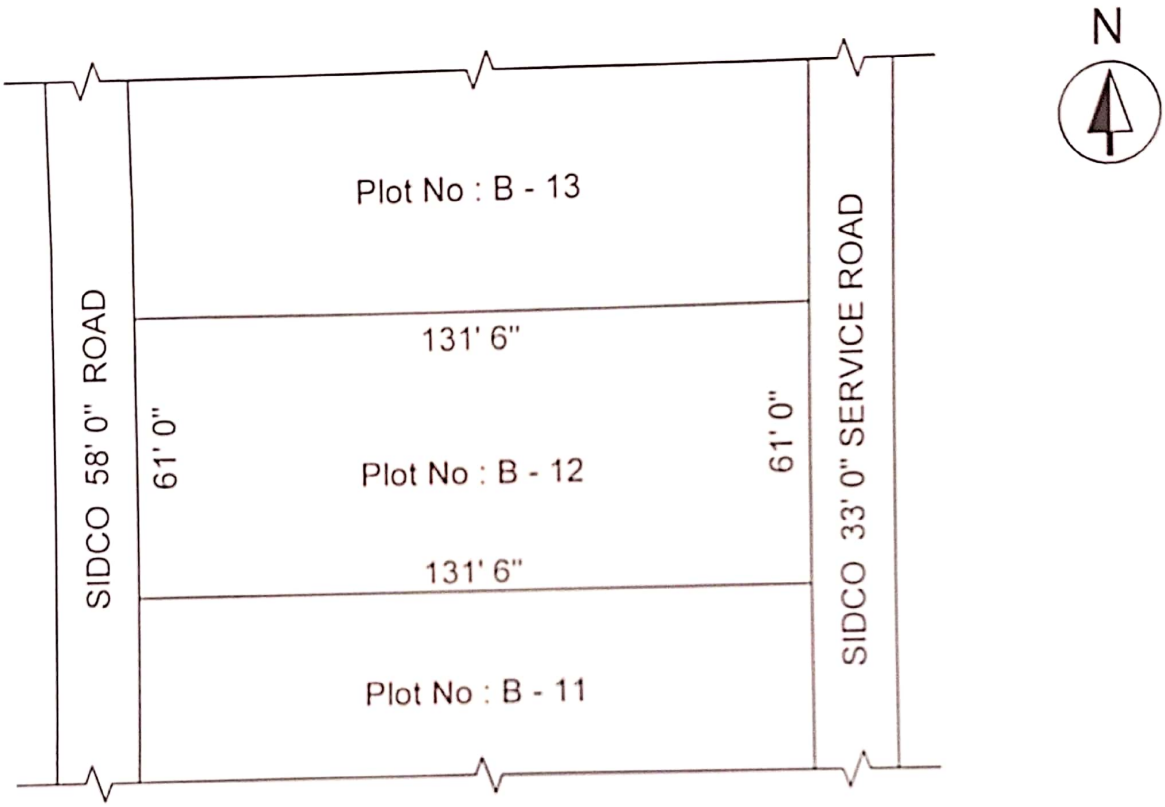
Partner

Supporting Documents

- SIDCO Combined FMB sketch

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

(Survey No. 59 (Part), & 63 (Part), in Block - VI Alandur village, Guindy Taluk, Chennai District as per the Principal deed Doc. No. 947 / 1997)



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

BRANCH MANAGER
SIDCO
GUINDY, CHENNAI-32.

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our services doesn't just end there

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Property Valuation & Cost Estimation

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

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