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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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**Letter No. C3(S)/296/2019**

**Dated: .12.2019**

To

**The Commissioner,**

Greater Chennai Corporation,

Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for revision & additional construction of IT/ITES building in **Block 7K**: revision & additional construction of 9<sup>th</sup> floor over the already approved Combined Triple Basement floors + Ground floor + 8 floors for IT/ITES purpose & **Block 15** (additional construction): Ground floor + 2 floors for services to the earlier approved blocks having combined Triple Basement floors of IT/ITES buildings (Completion certificate issued) bearing S.Nos.55, 57, 58/1, 2, 3 of Manapakkam Village and S.Nos.55/6A1A, 56/2B2, 2C, 2E, 2F, 2G, 3, 4, 57/2, 4, 5A, 5B, 5C, 6, 7B,10B, 13, 14, 15A, 15B, 8/2A, 2B, 3, 4, 5, 6A, 6B, 7A1, 7B1, 7B2, 8, 9, 10, 59/1, 2, 3A1, 3A2A, 3A2B, 3A2C, 3A3, 3A4, 3B, 60/1A, 1B, 1D, 1E, 1F, 2,61/3B, 3C, 73/1A2B, 73/32 of Mugalivakkam village applied by **M/s. DLF Infocity Chennai Ltd.** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref: 1. Planning Permission Application received in the SBC No. CMDA/PP/MSB/S/296/2019, dated 13.05.2019.
2. Earlier Planning Permission was issued vide letter No.C3/21556 /2005, C3/5294/2008, C3/4877/2016 and CC issued for Block 1A, 1B, 1C, 2, 3 & 4 in file No.EC2/6112/2006, CC No. EC/Central/93/2008, dated 10.06.2008, CC issued for the Block 7A, 7B, 7C, 7D 7E & DG room in file No.EC2/6112/2006, CC No.EC/Central/36/2011, dated 22.03.2011 & CC issued for the Block 8 in file No.EC2/6112/2006 and CC No.EC/Central/155/2013, dated 30.05.2013, CC issued for the Block 8A in file No.EC/C-II/18424/2017, CC No.EC/Central-II/36/2018, dated 19.02.2018 and CC issued for the Block 6 in file No.EC/C-II/18424/2017, CC No.EC/Central-II/213/2018, dated 04.07.2018.
3. Agenda & Minutes of the 250<sup>th</sup> MSB panel meeting held on 15.05.2019



4. Earlier NOC from DF&RS in letter R.Dis. No.2875/C1/2017, PP NOC No.15/2017, dated 15.03.2017.
5. NOC from AAI in Ir No. CHEN/SOUTH/B/022317/198060, dated 16.03.2017
6. NOC from ELCOT in letter No. ELCOT/ITPD/FSI/DLF/1194/2019, dated 22.05.2019.
7. Applicant letter dated 28.06.2019 with revised plan.
8. NOC from Police (Traffic) in letter Rc.No.Tr/Licence/484/14358/2019, dated 16.07.2019.
9. Applicant letter dated 21.08.2019 with revised plan.
10. This office letter even No. dated 27.08.2019 addressed to the Government.
11. The Government letter No.18480/UDI/2019-1, dated 26.09.2019
12. Compliance report issued by Ministry of Environment, Forest & Climate change F.No.EP/12.1/626/TN/0175, dated 01.02.2018.
13. Applicant letter dated 27.09.2019 with revised plan.
14. This office letter even No. dated 21.10.2019 addressed to the Government.
15. The Government letter (Ms)No.169, H&UD dept, dated 08.11.2019
16. This office letter even No. dated 11.2019 addressed to the SRO, Kundrathur and South Joint 1. ^
17. SRO, Kundrathur in letter No. 120/2019, dated 15.11.2019
18. SRO, Joint I Saidapet in letter No. 351/ORB/2019-3, dated 15.11.2019.
19. This office DC advice letter even No. dt.18.11.2019.
20. Applicant letter dt.02.12.2019 with revised plan (Remittance of DC & other charges along with Undertakings).
21. Amendment to the observation of PP.NOC 15/2017 from DF&RS in R.Dis.No.13559/C1/2019 dated 14.10.2019.
22. Undertaking to abide by the terms and conditions of Government agencies.
23. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
24. G.O.(Ms).No.18 Municipal Administration & Water Supply (MA-I) Department, dated 04.02.2019.
25. WP(MD) No.8948 of 2019 & WMP (MD) Nos.6912 &6913/2019 dated 12.04.2019.
26. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
27. G.O.(Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
28. G.O.(Ms) No.86, H&UD Department dated 28.03.2012

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The Planning Permission Application for revision & additional construction of IT/ITES building in **Block 7K**: revision & additional construction of 9<sup>th</sup> floor over the already approved Combined Triple Basement floors + Ground floor + 8 floors for IT/ITES purpose & **Block 15** (additional construction): Ground floor + 2 floors for services to the earlier approved blocks having combined Triple Basement floors of IT/ITES buildings (Completion certificate issued) bearing S.Nos.55, 57, 58/1, 2, 3 of Manapakkam Village and S.Nos.55/6A1A, 56/2B2, 2C, 2E, 2F, 2G, 3, 4, 57/2, 4, 5A, 5B, 5C, 6, 7B,10B, 13, 14, 15A, 15B, 8/2A, 2B, 3, 4, 5, 6A, 6B, 7A1, 7B1, 7B2, 8, 9, 10, 59/1, 2, 3A1, 3A2A, 3A2B, 3A2C, 3A3, 3A4, 3B, 60/1A, 1B, 1D, 1E, 1F, 2,61/3B, 3C, 73/1A2B, 73/32 of Mugalivakkam village applied by **M/s. DLF Infocity Chennai Ltd.** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 15<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 19<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 11<sup>th</sup>,12<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup> & 21<sup>st</sup> cited.

- i. **As per the Hon'ble High court order dated 28.10.2015, in WP No.28537/2015, applicant has to take social responsibility regarding development as well as putting up of speed breakers at regular intervals and maintain the same.**
- ii. **Environmental Clearance for Block 15 to be obtained before applying for Completion Certificate.**

26.11.2019  
13.11.2019 The applicant has remitted the following charges vide receipt No. B0014990, dated 13.11.2019 in the reference 20<sup>th</sup> cited.

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	<b>Rs.2,00,000/-</b> (Rupees Two Lakhs only)
ii)	Balance Scrutiny Fee	<b>Rs.1,15,000/-</b> (Rupees One Lakh and Fifteen Thousand Only)
iii)	Regularisation charge for land	-
iv)	OSR charges	-
v)	Security Deposit For Building	<b>Rs.5,63,910/-</b> (Rupees Five lakhs Sixty three Thousand and Nine Hundren Ten Only ) (furnished BG in No.190127IBGP01113 dated 21.11.2019)
vi)	Security Deposit for Display Board	<b>Rs.10,000/-</b> (Ten Thousand only)
vii)	Security Deposit for STP	<b>Rs.1,51,000/-</b> (Rupees One lakh and Fifty One Thousand only) (furnished BG in No.190127IBGP01112 dated 21.11.2019)
viii)	IDC payable to MD, CMWSSB	<b>Nil</b>



Sl. No.	Charges	Amount to be remitted
ix)	Infrastructure & Amenities Charges	<b>Rs.56,42,000/-</b> (Rupees Fifty Six Lakhs and Forty Two Thousand only)
x)	Shelter Fee	<b>Rs.33,00,000/-</b> (Rupees Thirty Three lakh only)
xi)	Premium FSI charges	<b>Nil</b>
xii)	Caution deposit	<b>Rs.10,02,00,000/-</b> (Rupees Ten Crore and Two Lakhs only) (furnished BG in No.190127IBGP01111 dated 21.11.2019)

3. With respect to the SD for Building applicant has furnished the Bank guarantee in No. 190127IBGP01113 dated 21.11.2019 for a sum of Rs.5,63,910/- from IDBI bank Limited, Chennai-600 035. valid upto 20.11.2024 for a period of 3 years. With respect to the Caution Deposit applicant has furnished the Bank guarantee in No. 190127IBGP01111 dated 21.11.2019 for a sum of Rs.10,02,00,000/- from IDBI bank Limited, Chennai-600 035. valid upto 20.11.2024 for a period of 3 years. With respect to the SD for STP applicant has furnished the Bank guarantee in No. 190127IBGP01112 dated 21.11.2019 for a sum of Rs.1,51,000/- from IDBI bank Limited, Chennai-600 035. valid upto 20.11.2022 for a period of 3 years.

4. The Applicant has also furnished an undertaking in the reference 15<sup>th</sup> cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI & Environment Clearance and the conditions imposed by CMDA in the reference 22<sup>nd</sup> cited.

5. The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

6. The Promoter has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

7. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover



the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

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 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 Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

8. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA ) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.



The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

**12. The applicant shall reserve 1/3<sup>rd</sup> open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate**

**13. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, the promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.**

**14. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.**

**15. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.**

16. Two sets of approved plans numbered as **C/PP/MSB-IT/57(A to S)/2019**, dated **09.12.2019** in **Planning Permit No. 11998** are sent herewith. The Planning Permit is valid for the period from **09.12.2019** to **08.12.2024**.

17. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

o/c  
For **MEMBER SECRETARY**  
09/12/19 09/12/19 2/23  
09/12/19 09/12/19 9/12/2019

**Encl:** 1) Two sets of approved plans  
2) Two copies of Planning Permit

**Copy to:**

1. **M/s. DLF Infocity Chennai Ltd,**  
Door No.1, Plot No.124, Shivaji Garden Mugalivakkam,  
Ramapuram, Chennai - 600 089.
2. **The Deputy Planner,**  
Enforcement Cell (South), CMDA,  
Chennai-600 008. (With one set of approved plans)  
*12/9/2019*
3. **The Director of Fire & Rescue Service** (With one set of approved plans)  
No.1, Greams Road, Chennai-600 006.
4. **The Additional Commissioner of**  
**Police (Traffic), Greater Chennai,**  
Vepery, Chennai-600 007.
5. **The Chief Engineer, CMWSSB,** ~~(With one set of approved plans)~~  
No.1 Pumping Station Road,  
Chintadripet, Chennai-600 002.
6. **The Chief Engineer,**  
TNEB, Chennai-600 002.
7. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road, Nungambakkam,  
Chennai-600 034.
8. **Tmt.Roopmathi Anand** **BY SPEED POST**  
CA/82/7041, LS No.RA 94  
Corporation of Madras,  
Old No.29, New No48, P.P.Rao Road, Royapettah,  
Chennai – 600 014.
9. **Thiru.Gilbert Antony** **BY SPEED POST**  
Reg. Structural Engineer,  
CMDA Reg.No.SE/Gr I/19/03/062  
No.1/519, North Street, Natco Colony,  
Kottivakkam, Chennai – 600 041.
10. **A.K.Raghavan ( Site Engineer),** **BY SPEED POST**  
G4, Anamika Flats,  
No.10/19, Sankarlal Jain Street,  
Chrompet, Chennai - 600 044.  
Mobile No.9940191423