

**BY REGISTERED POST WITH ACK-DUE**



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

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**Letter No. C3(S)/4877/2016**

**Dated: 3.09.2017**

To

**The Commissioner**

Greater Chennai Corporation

Ripon Building

Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit – MSB (S) Division – Planning Permission Application for revision and additional construction of Combined Triple Basement floor (Block-6, 7K & 8A) connecting to the existing Basement floors, ; **Block 6:** Ground floor + 10 Floors – IT building; **Block 7K:** Ground floor + 8 floors– IT building ; **Block 8A:** Ground floor + 10 Floors– IT building; **Block 7L:** Ground floor + 1 floor – Service block to the existing IT/ITES buildings (Completion certificate obtained for 11 Blocks - Block No.1A, 1B, 1C, 2,4,7A,7B,7C,7D,7E and 8) at 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. M/s. DLF Home Developers Ltd,** - Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in APU No. MSB / 193 /2016 dated.04.03.2016.
  2. The Honable High court order dated 28.10.2015, in WP no. 28537
  3. DF&RS licence K.Dis. No.254/2015(Renewal) dated 22.09.2015 & K.Dis. no.3083/C1/2016, dated 28.04.2016. & K.Dis No.6826/C1/2015 dated 27.07.2015 & K.Dis No.16415/C1/2015 dated 8.10.2015 & k.Dis No.16417/C1/2015 dated 22.09.2015. & K.Dis No.6824/C1/2015, dated 24.7.2015, K.Dis. No.38040/C1/2016, dated 28.04.2016, K.Dis No.16416/C1/2015, dated 08.10.2015.

4. DF&RS licence K.Dis. No.16418/C1/2015, dated 22.09.2015, 3083/C1/2016, dated 28.04.2016, 16416/C1/2015, dated 8.10.2015,
- ✓ 5. NOC from AAI in letter No. CHEN/SOUTH/B/090616/ 170484 dated 21.09.2016 & CHEN/SOUTH/B/090616/ 170483 & CHEN/SOUTH/B/090616/170481, dated 21.09.2016 & CHEN/SOUTH/B/090816/171075, dated 21.09.2016.
6. Agenda & Minutes of the 232<sup>th</sup> MSB Panel meeting held on 26.07.2016
7. This office even letter No. dated 17.08.2016, addressed to the Government.
8. The Government letter No.16987/UDI/2015-1, dated 15.02.2017
9. Applicant letter dated 06.20.2017 & 27.03.2017 with revised plan.
10. NOC from ELCOT in letter no.ELCOT/ITP & D/FSI-DLF/ 20156, dated 20.05.2015 & ELCOT/ITP&D/FSI-DLF/2015, dated 24.10.2016(Revalidation).
11. Agenda & Minutes of the 235<sup>th</sup> MSB Panel meeting held on 30.03.2017.
- ✓ 12. NOC from DF&RS in letter R.Dis. No.2875/C1/2017, PP NOC No.15/2017, dated 15.03.2017.
13. Compliance certificate from DF&RS in letter No.D.Dis No.11243/C1/2017 Completion Certificate.No.42/2017, dated 08.09.2017.
14. This office letter even No. dated 10.04.2017 to the Government.
15. The Government letter (Ms) No. 73, H&UD Dept, dated 02.05.2017.
16. This office letter even No, dated 04.07.2017 addressed to the Joint I -SRO, Chennai south.
17. This office letter even No, dated 10.05.2017 addressed to the SRO, Kundrathur.
18. The Joint I-SRO, Chennai south in their letter R. No. 6596/ORB /2016, dated 04.07.2017.
19. The SRO, Kundrathur in their letter No.3/2017, dated 04.07.2017.
20. The Government letter No.17389/UDI(I)/2017-1; dated 03.08.2017.
- ✓ 21. This office DC letter even No. dated 04.08.2017 to the applicant.
22. Applicant letter dated 18.08.2017 & ~~23.08.2017~~.
23. This office letter even No. dated 05.09.2017 to the applicant.
24. Applicant letter dated <sup>13</sup>18.08.2017.
25. Applicant letter dated 05.09.2017 with undertaking.
26. Applicant letter dated 12.09.2017 with structural drawing vetted by PWD.





27. Licence to import & store petroleum in an installation (Licence No. P/SC/TN/15/2141(P190423) & P/SC/TN/15/ 2402(P243577) up to 31.12.2020.
28. GOI petroleum & Explosive safety organization (PESO) P/SC/TN/15/2141(P190423) dated 23.03.2017.
29. GOI Ministry of Commerce & Industry in letter No.P/SC/TN/15/2402(P 243577) dated 4.7.2017.
30. Environmental clearance in letter No. SEIAA-TN/F-1926 /2013/EC –Ext/2015 dated 24.02.2015.
31. NOC from Police(Traffic) received in letter NO. Rc.No.Tr. /Licence /692 /15329/2017, dated 27.07.2017.
32. GO.Ms.No.112, H&UD Department, dated 22.06.2017 and Government letter No.TNRERA/261/2017, dated 09.08.2017.

The Planning Permission Application for revision and additional construction of Combined Triple Basement floor (Block-6, 7K & 8A) connecting to the existing Basement floors, ; **Block 6:** Ground floor + 10 Floors – IT building; **Block 7K:** Ground floor + 8 floors– IT building ; **Block 8A:** Ground floor + 10 Floors– IT building; **Block 7L:** Ground floor + 1 floor – Service block to the existing IT/ITES buildings (Completion certificate obtained for 11 Blocks - Block No.1A, 1B, 1C, 2,4,7A,7B,7C,7D,7E and 8) at 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 Home Developers Ltd**, has been examined and Planning Permission is issued based on the Government approval accorded in the reference 14<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 21<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference 5<sup>th</sup> & 12<sup>th</sup> & 27<sup>th</sup> to 31<sup>th</sup> cited with following conditions:

- i. **NOC from Air Force to be obtained and submitted before applying completion certificate.**
- ii. **As per the Honable High court order dated 28.10.2015, in WP no.28537/2015, with respect to Gate no.3,4,5 in the site under reference, applicant should be to take social responsibility in development as well as putting up of speed breakers at regular intervals and maintain the same. To this effect applicant has furnished the undertaking in letter dated 05.09.2017 in the reference 24<sup>th</sup> cited.**

2. The applicant has remitted the following charges:

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.41,50,000/- (Rupees Forty One Lakh and Fifty Thousand Only)	Receipt No.B005366 dt.04.08.2017.
ii)	Regularisation Charge	Rs.1,29,50,000/-(Rupees One Crore Twenty Nine Lakhs and Fifty Thousand only).	
iii)	Open space & reservation charges	Rs.4,60,000/-(Rupees Four Lakhs and Sixty Thousand Only)	





iv)	Security Deposit (For Building)	Rs.6,47,20,000/-(Rupees Six Crore Forty seven Lakhs and Twenty Thousand Only)	Bank Guarantee furnished.
v)	Security Deposit (For STP)	Rs.20,89,000/- (Rupees Twenty lakh Eighty Nine thousand only)	
vi)	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)	Receipt No.B005366 dt.04.08.2017.
vii)	Infrastructure & Amenities charges	Rs.7,83,50,000/-(Rupees Seven Crore Eighty Three Lakhs and Fifty Thousand Only)	
viii)	Caution deposit	Rs.40,47,00,000/-(Rupees Forty Crore Forty Seven Lakhs only)	Bank Guarantee furnished.
ix)	Shelter Fee	Rs.5,87,62,500/-(Rupees Five crore Eighty Seven lakh Sixty Two Thousand and Five Hundred Only)	Receipt No.B005534 dated 05.09.2017.

4. The applicant has furnished the Bank Guarantee towards Security Deposit for proposed building in BG No. 170127IBGP00625, dated 17.08.2017 and Amendment dated 19.08.2017 to BG No. 170127IBGP00625, dated 17.08.2017 and & towards Security Deposit for proposed STP Rs.20,89,000/- in BG No.170127IBGP00626, dated 17.08.2017& Amendment dated 19.08.2017 to BG No. 170127IBGP00626, dated 17.08.2017 and towards Caution Deposit in BG No. 170127IBGP00623, dated 17.08.2017 & Amendment dated 19.08.2017 to BG No. 170127IBGP00623, dated 17.08.2017 IDBI Bank, New Delhi 110055 & IDBI Bank, Trade Finance, SCB Chennai are valid up to 16.08.2020.

5. The Applicant has also furnished an undertaking to abide by the term and conditions put forth by Police (Traffic), DF&RS, AAI,ELCOT, Environment Clearance, GOI petroleum & Explosive safety organization, GOI Ministry of Commerce & Industry and other agencies including the conditions imposed by CMDA in the reference 24<sup>th</sup> cited.

6. 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.

7. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. 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 harvesting structures and Non provision of photo voltaic system as shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage treatment plant should be maintained by the applicant / developer till handing over to the residents association.

8. 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.

9. 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.

10. **As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016,** installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3<sup>rd</sup> of the total Terrace area by the applicant.

11. As per the provision of the Tamilnadu Real Estate(Regulations and Development) Rules 2017, the project 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.

12. Applicant shall not commence construction without building approval from the local body concern. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

13. Two sets of approved plans numbered as **C/PP/MSB-IT/ 40 (S-1 to S-46)/2017,** dated **23 .09.2017** in **Planning Permit No. 11168** are sent herewith. The Planning Permit is valid for the period from **23 .09.2017 to 22 .09.2022.**

14. 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,

for **MEMBER-SECRETARY**

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

**Copy to:**

1.	<b>M/S. M/s.DLF Home Developers Ltd,</b> New No.268, Poonamallee High road, Kilpauk, Chennai - 600 010.	
2.	<b>The Deputy Planner,</b> Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	<b>The Director of Fire &amp; Rescue Service</b> No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	<b>The Additional Commissioner of Police (Traffic), Greater Chennai,</b> Vepery, Chennai-600 007.	
5.	<b>The Chief Engineer, CMWSSB,</b> No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	<b>The Chief Engineer,</b> TNEB, Chennai-600 002.	
7.	<b>The Commissioner of Income Tax</b> No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	<b>Tmt. Roopmathi Anand</b> CA/82/7041, LS No.RA 94 Corporation of Madras, Old No.29, New No48, P.P.Rao Road, Royapettah, Chennai - 600 014.	<b>BY SPEED POST</b>
9.	<b>Thiru. D.Eugin Syrin Dhas</b> (Structural Consultant) Licensed Surveyor L.S. No. 1811, Class - I, No.172/127, Kutchery Road, Mylapore, Chennai - 600 004.	<b>BY SPEED POST</b>
10.	<i>Thiru. Indrapal Sathotra,</i> <i>Ss. vice president (Project),</i> <i>M/s. DLF Home Developers Ltd,</i> <i>268, Poonamallee High rd, Kilpauk, Ch. - 10</i>	<b>BY SPEED POST</b>