



**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
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File No. : **CMDA/PP/HRB/S/0240/2024**

Date : 28/01/2025

To

The Commissioner,  
Greater Chennai Corporation,  
Chennai - 600 003.

Sir,

Sub: CMDA-Area Plans Unit - High-Rise Building(South) – Planning Permission for the proposed construction of Block A – High Rise Building (HRB) with 29.95m height (FGL to top of terrace) consisting of Extended Basement floor part + Stilt floor part/Ground floor part + 6 floors and Block B - Proposed additional construction of 4th floor to the Earlier approved Ground floor + 3 floors of Non-High Rise Building with 18.11m height Industrial Building Industrial Building at Plot No.81, 82 & 83,84 “SPINCO TOWERS”, Perungudi, Chennai 600 096 Developed plots by SIDCO, Electrical Electronics and Instruments Industries, comprised in New S.No.3/4, 6/1A1B, 6/6 & 7/4 of Neelangarai Village, Sholinganallur Taluk within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. The Planning Permission Application received in SBC No.CMDA/PP/HRB/S/0240/2024 dated 01.04.2024.
  2. Earlier, GCC issued Planning Permission in PP No.BA/WDCN15/01237/2015 dated 02.06.2015.
  3. NOC issued from AAI in CHEN/SOUTH/B/041024/978283 dated 06.05.2024 valid up to 04.05.2032 (Permissible height 45.80m).
  4. Minutes of the 276th MSB Panel meeting held on 28.05.2024.
  5. NOC issued from DF&RS in R.Dis.No.6751/C1/2024, PP NOC No.87/2024 dated 28.05.2024.
  6. This office letter even No. dated 28.06.2024 addressed to the Government.
  7. The Govt. letter (Ms) No. 155, H&UD/2024, dated 30.08.2024.
  8. Applicant uploaded the revised plan dated 14.10.2024 and particulars dated 27.09.2024 & 28.10.2024.
  9. Structural Design Report and drawing for the entire structure vetted by PWD issued on 03.10.2024.
  10. This office online DC advice letter dated 06.12.2024.
  11. Applicant remitted DC and other charges on 24.12.2024.
  12. Applicant furnished Bank Guarantee in B.G.No. TXGGOPG243610303 dated 26.12.2024 valid up to 31.12.2032.

The Planning Permission Application for the proposed construction of Block A – High Rise Building (HRB) with 29.95m height (FGL to top of terrace) consisting of Extended Basement floor part + Stilt floor part/Ground floor part + 6 floors and Block B - Proposed additional construction of 4th floor to the Earlier approved Ground floor + 3 floors of Non High Rise Building with 18.11m height Industrial Building availing Premium FSI with TOD Benefit, at Plot No.81, 82 & 83,84 “SPINCO TOWERS”, Perungudi, Chennai 600 096 Developed plots by SIDCO, Electrical Electronics and Instruments Industries, comprised in New S.No.3/4, 6/1A1B, 6/6 & 7/4 of Neelangarai Village, Sholinganallur Taluk within the limit of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in the reference 10th cited including compliance of conditions imposed by the Government agencies in the reference 3rd & 5th cited.

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
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I	Scrutiny Fees	Rs.25,258.00	CMDA/PP/Ch/13689/2024 & dt. : 28 March, 2024
II	Scrutiny Fees	Rs.12,941.00	CMDA/PP/Ch/15398/2024 & dt. : 14 August, 2024
III	Scrutiny Fees	Rs.5,128.00	CMDA/PP/Ch/16018/2024 & dt. : 14 October, 2024
IV	Balance Scrutiny Fees	Rs.5,000.00	CMDA/PP/Ch/16669/2024 & dt. : 24 December, 2024
V	Development charges for land per Sq. m.	Rs.48,110.00	CMDA/PP/Ch/16669/2024 & dt. : 24 December, 2024
VI	Development charges for building per Sq. m.	Rs.2,36,890.00	CMDA/PP/Ch/16669/2024 & dt. : 24 December, 2024
VII	Regularisation charge for land	Rs.4,90,000.00	CMDA/PP/Ch/16669/2024 & dt. : 24 December, 2024
VIII	Security Deposit for Building	Rs.49,00,000.00	CMDA/PP/RC/0005/2025 & dt. : 09 January, 2025
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0005/2025 & dt. : 09 January, 2025
X	I & A Charge	Rs.72,50,000.00	CMDA/PP/Ch/16669/2024 & dt. : 24 December, 2024
XI	Security Deposit for Septic Tank / STP	Rs.2,40,000.00	CMDA/PP/RC/0005/2025 & dt. : 09 January, 2025
XII	Premium FSI Charges	Rs.2,33,80,000.00	CMDA/PP/Ch/16669/2024 & dt. : 24 December, 2024
XIII	Shelter Charges	Rs.69,00,000.00	CMDA/PP/Ch/16669/2024 & dt. : 24 December, 2024
XIV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/16669/2024 & dt. : 24 December, 2024

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.
4. 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 to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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 hermetically 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 TNCD&BR - 2019 and enforcement action will be taken against such development.

5. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

6. 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 consider only the aspect on 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.

7. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.
8. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.
9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)
10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0005/2025** dated **28/01/2025** in **Permit No. OL-01526** are sent herewith. The Planning Permission is valid for the period from **28/01/2025 to 27/01/2033**
11. **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.**

12. The Commissioner Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

13. Earlier NHRB Building applicant obtained the Planning Permission issued by GCC in PP. No. BA/WDCN15/02427/2015 dated 02.06.2015 for the Demolition and Reconstruction of Stilt floor + 3 Floor Industrial Building at Plot No.83 & 84 at Perungudi Village.

14. The applicant has furnished the Bank Guarantee in B.G.No. TXGGOPG243610303 dated 26.12.2024 valid up to 31.12.2032 (8 Years) for Rs.51,50,000/- (Rupees Fifty One Lakh and Fifty Thousand only) towards SD for building - Rs.49,00,000/-, SD for STP- Rs.2,40,000/- & SD for Display Board - Rs.10,000/- issued by Canara Bank, T.Nagar - II, Chennai – 600 017 and generated online receipt No.CMDA/PP/RC/0005/2025 dated 09.01.2025.

15. 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.

16. 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 hotwater 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 rooftop 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.

17. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI, IAF. In this regard , the applicant has also furnished an undertaking in the reference cited abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS & AAI .

18. The applicant has furnished Structural drawings and report vetted by Anna University issued dated 02.04.2024 in the reference 5th cited.

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

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

21. 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.

22. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.

23. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level, and (iii) Last Storey and apply for Completion Certificate along with an order of continuance accorded for different stages by CMDA.

Yours faithfully,

Name: Y Kaviya HRB

Designation: Assistant Planner

Date: 28 January, 2025

For

Member Secretary

CMDA



**Encl :**

1. Two copies of approved plan
2. Two copies of Planning Permit

**Copy To:**

M/s. Spinco Biotech Private Limited Represented by its Director Thiru.S.Thyagarajan,  
"SPINCO TOWERS", Perungudi,  
Chennai - 600 096.

The Deputy Planner,  
Enforcement cell,  
CMDA, Chennai - 600008.

The Director,  
Director of Fire and Rescue Service,  
No.17, Rukamani Laksmipathy Salai,

Egmore, Chennai-600 008.

The Chief Engineer,  
CMWSSB, No. 1,  
Pumping Station Road,  
Chintadripet, Chennai - 600002.

The Commissioner of Income Tax,  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai - 600034.

The Chief Engineer,  
TNEB, Chennai - 600 002.

The Chairperson,  
Tamil Nadu Real Estate Regulatory Authority,  
No.1A, Gandhi Irwin Bridge Road,  
Egmore, Chennai 600008.

Thiru.R.Bhaskar, Architect,  
No.7, Ammani Ammal Street,  
Mandaveli, Chennai - 600 028.

Thiru. V.R.Ravindran, Structural Engineer,  
No.5/3, Aziz Nagar, First Street,  
Kodambakkam,  
Chennai 600 024.

Thiru.E.Balamurugan, Site Supervision Engineer,  
No.2A, Balaji Street, Rajbai Nagar,  
Avadi, Chennai - 600 071.