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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No. C3(S)/17070/2017 **Dated: 24.05.2019**

To

The Commissioner,
Greater Chennai Corporation,
Ripon Building,
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the Proposed additional construction of **Block C** consisting of Stilt floor (part)/Ground floor (part) + 1st floor to 9 floors IT/ITES building and proposed additional construction of 8th floor (part) of **Block A** (already Planning Permission & Completion Certificate issued for Block A: Basement floor + Ground floor + 1st floor to 8 floors and Block B: Basement floor + Ground floor + 1st floor to 9 floors IT/ITES building with Basement floor + Ground floor + 1st floor- Service Block) at Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai – 600 119 comprised in Survey No. **456**/8A1, 8A2, 8A3,9A1A1,9A2A, **457**/7A, 7B, 7C, 7D, 7E, 8A, 8B, 8C, 8D, 8E, 9A, 9B, 10A, 10B, **458**/1F, 1G, 1H, 1I, 1J, 1K, **606**/2, 3, 4 , **607**/4A, 4B, 4C, 4D,4E of Sholinganallur Village, Chennai applied by **M/S. Futura Tech Park Private Limited.-** Approved and forwarded to local body for issue of building license - Regarding.

Ref:

1. Planning Permission Application received in the APU No. MSB/66/2017, dated 01.12.2017.
2. Earlier Planning Permission issued vide PP No. C/PP/MSB-IT/34(A to W)/2006, in letter C3/13871/04, dated. 07.09.2006.
3. Completion Certificate issued in letter No.ES3/11729/2007 dated 28.09.2007.
4. NOC from AAI in letter CHEN/SOUTH/B/022718/284187 dated 27.02.2018.
5. NOC from ELCOT in letter Ref. ELCOT/ITP&D/FSI-FUTURA/1190/2018 dated 04.05.2018
6. Agenda and Minutes of 241st MSB Panel meeting held on 17.05.2018.
7. NOC from IAF in letter no. TAM/5218/1/ATC(PC-21/18) Dt.24.05.2018
8. NOC from DF&RS in R.Dis.no.5413/C1/2018, PP.NOC.No. 82/2018 dated 15.06.2018
9. This office letter dated 28.06.2018 addressed to the Government.

FUTURA TECH PARK PVT. LTD. CHENNAI-119.

10. Government letter (Ms) No.108, H&UD dept., dated 03.08.2018
11. This office letter even No. dated 02.11.2018 addressed to the applicant.(DC advice)
12. Environmental Clearance in Letter No. SEIAA/TN/F.6628/EC/8(a)/621/2018 dated 31.12.2018.
13. NOC from Police(Traffic) in Rc No.Tr / Licence/ 1496/ 32905/2018 dated 18.02.2019
14. Applicant letter dated 21.02.2019 (DC remittance) along with undertaking to abide the condition of Government agencies
15. License issued by Explosive department for Diesel storage tank (Petroleum & Explosives Safety Organisation) in License No.P/SC/TN/15/2565(P299754) dated 02.04.2013 valid upto 31.12.2022.
16. OSR Area registered in Gift Deed Doc. No. 2256/2019 dt.15.03.2019 (69.06Sqm.) (Earlier OSR has already been gifted in document No. 3961/2006 dated 03.07.2006 (2144.83Sqm))
17. U.O. Note No.TDR/OSR/4547/2019 dated 02.04.2019 along with land delivery receipt.
18. SRO, Neelangarai letter dated 12.04.2019.(GLV)
19. This office letter even No. dated 12.04.2019 addressed to the applicant.(Supplementary DC advice).
20. Applicant letter dated 20.05.2019 (Supplementary DC remittance)
21. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dated 16.05.2017
22. G.O.(Ms) No. 135, H&UD (SC1-2) Department, dated 21.07.2017.
23. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA /261/2017, dated 09.08.2017

.....

The Planning Permission application for the Proposed additional construction of **Block C** consisting of Stilt floor (part)/Ground floor (part) + 1st floor to 9 floors IT/ITES building and proposed additional construction of 8th floor (part) of **Block A** (already Planning Permission & Completion Certificate issued for Block A: Basement floor + Ground floor + 1st floor to 8 floors and Block B: Basement floor + Ground floor + 1st floor to 9 floors IT/ITES building with Basement floor + Ground floor + 1st floor- Service Block) at Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai – 600 119 comprised in Survey No. **456**/8A1, 8A2, 8A3,9A1A1,9A2A, **457**/7A, 7B, 7C, 7D, 7E, 8A, 8B, 8C, 8D, 8E, 9A, 9B, 10A, 10B, **458**/1F, 1G, 1H, 1I, 1J, 1K, **606**/2, 3, 4 , **607**/4A, 4B, 4C, 4D, 4E of Sholinganallur Village, Chennai applied by **M/S. Futura Tech Park Private Limited** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 10th cited subject to the usual conditions put forth by CMDA in reference 11th cited, including

FUTURA TECH PARK PRIVATE LIMITED CHENNAI-119

compliance of conditions imposed by the Government agencies in the reference 4th, 5th, 7th, 8th, 12th, 13th & 18th cited .

2. Earlier M/s. XS Real Properties pvt ltd.(GPA), had obtained Planning Permission for the construction of Block A- Basement Floor + Stilt Floor + 1st to 8 Floors, Block B Basement Floor + Stilt Floor + 1st to 9 Floor Commercial IT building; Service Block Basement Floor + Ground Floor + 1st Floor at Old Mahabalipuram Road, Chennai – 600 097. Comprised Survey No.456/8A1, 8A2, 8A3,9A1,9A2, 457/7A, 7B, 7C, 7D, 7E, 8A to 8E, 9A, 9B, 10A, 10B, 458/1F, 1G, 1H, 1J, 606/2,3,4,4A & 607/4B, 4C,4D of Sholinganallur Village in CMDA letter No. C3/13871/02, dated dt.07.09.2006, PP No.C/ PP/ MSB-IT/34 (A to W)/2006, dated 08.09.2006 in Permit No.002095.

3. Completion Certificate issued for all the Three Blocks in CC No.EC/ITC/111/2007 dated.28.09.2007.in Letter No. ES3/11729/2007.

4. The applicant has remitted the following charges in letter dated 21.02.2019 vide receipt No.B008826 dated 18.01.2019.

Sl.No	Charges/Fees/Deposits	Total Amount
1.	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.2,30,000/- (Rupees Two Lakhs and Thirty thousand only)
2.	Balance Scrutiny fee	Rs.1,58,000/- (Rupees One Lakh and Fifty eight thousand only)
3.	Regularization Charges	Rs.17,00,000/-(Seventeen Lakhs only)
4.	Security Deposit for Building	Rs.30,25,000/-(Rupees Thirty Lakhs and twenty five thousand only) Furnished Bank Guarantee .
5.	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten thousand only)
6.	Security Deposit for STP	Rs.1,10,000/-(Rupees One Lakh Ten thousand only)
7.	Infrastructure & Amenities charges	Rs.40,30,000/- (Rupees Forty Lakhs and thirty thousand only)
8.	Shelter Fee	Rs.30,25,000/-(Rupees Thirty Lakhs and Twenty five thousand only)
9.	Caution Deposit	Rs.2,73,00,000/-(Rupees Two crores and Seventy three Lakhs only) Furnished Bank Guarantee .

5. The applicant has furnished the Bank guarantee for Rs.30,25,000/- issued by HDFC bank Limited, Mylapore Branch, in B.G.No. 003GT02190110011 dated 11.01.2019 towards SD for Building valid upto 10.01.2024. The applicant has furnished the Bank guarantee for Rs.2,73,00,000/-issued by HDFC Bank Ltd, Mylapore Branch, Chennai in BG No. 003GT01191370003 dated 17.05.2019 (expired on 16.05.2024). towards Caution Deposit for the additional IT proposal.

6. The applicant had already been gifted OSR area in Doc. No.3961/2006 dated 03.07.2006 in the reference 2nd cited and portion of OSR land gifted in registered document No.2256/2019 dated 15.03.2019 for amalgamation of additional land.

FUTURA TECH PARK PVT. LTD. CHENNAI-119

7. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by Police (Traffic), DT&RS, AAI and the conditions imposed by CMDA in the reference 18th cited.

8. The Local body is requested to ensure water supply and sewage 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 harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulations and enforcement action will be taken against such development.

9. 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.

10. 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.

11. 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 1/3rd of the total Terrace area by the applicant.

12. 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

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be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate regulatory Authority.

13. As per the transitory provisions (Rule No.73) of TNCDBBR 2019, the Planning Permission Application was processed under Development Regulations of Second Master Plan. The earlier Planning Permission and its Completion Certificate details are mentioned in the respective floor plans since it is been a proposal of additional construction.

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

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

16. Two sets of approved plans numbered as **C/PP/MSB-IT/ 25 (A to F) / 2019; dated 24.05.2019** and **Planning Permit No. 11966** are sent herewith. The Planning Permit is valid for the period from **24.05.2019 to 23.05.2024.**

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,

24/5/19

For **PRINCIPAL-SECRETARY/**
MEMBER-SECRETARY

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

24/5/19

Copy to:

1.	**M/S.Futura Tech Park Pvt. Ltd.** Door No.334, Rajiv Gandhi Salai (OMR), Sholinganallur, Chennai – 600 119.	
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	**The Director of Fire & Rescue Service** No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	**The Additional Commissioner of Police (Traffic), Greater Chennai,** Vepery, Chennai-600 007.	
5.	**The Chief Engineer, CMWSSB,** No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	

FUTURA TECH PARK PVT. LTD. CHENNAI-119.

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X

6.	**The Chief Engineer,** TNEB, Chennai-600 002.	
7.	**The Commissioner of Income Tax** No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	**A.VENKATAKRISHNAN, B.Arch** Registered Architect No.18, Third seaward Road Valmiki Nagar, Thiruvanmiyur Chennai – 600 041. Ph.044-2457 2457	**BY SPEED POST**
9.	**S.Nagesh, B.E.** Structural Engineer, New No.15, 3rd Cross street, Karpagam Gardens, Adyar, Chennai – 600020.	**BY SPEED POST**
10.	**Thiru.M.Stalin** Site Engineer, No.328,GST Road, Olympia Grande, Pallavaram, Chennai – 600 043.	**BY SPEED POST**

TIDEL TECH PARK PVT. LTD. CHENNAI-113

1-15

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-South Region

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN15/00132/2019		C3(S)/17070/2017 - 24/05/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N15	N198	21/06/2019	21/06/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		FUTURA TECHPARK PRIVATE LIMITED-334,RAJIV GANDHI SALAI(OMR),SHOLINGANALLUR, CHENNAI- 600 119.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:334,Survey No:ANNEXURE ENCLOSED, RAJIV GANDHI ROAD (OLD MAHABALIPURAM ROAD),SHOLINGANALLUR,SHOLINGANALLUR,Sholinganallur, Chennai, 600119	
Building License Fees			827300
Scrutiny Fees			600
Workers Welfare Board			906900
மொத்தக் கட்டணம்/ Total (In Rs.)			1734800

Amount (in words): Rupees Seventeen Lakhs Thirty Four Thousands Eight Hundred Only

Payment Details:

DD Number: 013008 Amount (In Rs.): 1734800 Date: 20/06/2019 Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி முடிவு நாள் 20/12/2019 20/06/2024

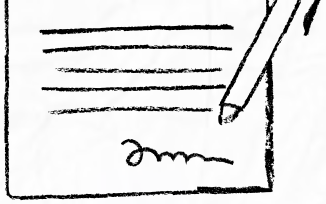
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This Sanction will expire if the construction is not started with in 20/12/2019

If Construction started Building Permit is valid up to 20/06/2024

Digitally Signed by A S Murugan
Date: 21-Jun-2019 (12:09:21)
Executive Engineer (T.P.)

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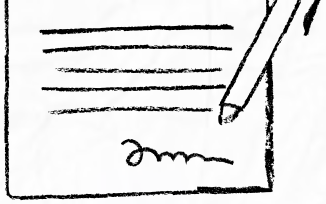
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