

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL ( SZ ), CHENNAI**

**MEMORANDUM OF ORIGINAL APPLICATION**

(Under Section 18(1) read with sections 14, 15 of National Green Tribunal Act 2010)

**APPLICATION No. 180 of 2020**

**BETWEEN**

T.THANGABAI .....

**APPLICANT**

Versus

THE SECRETARY TO GOVERNMENT OF TAMILNADU,  
REVENUE AND DISASTER MANAGEMENT DEPARTMENT  
AND OTHERS .....

**RESPONDENTS**

**REJOINDER SUBMITTED AGAINST THE COUNTER STATEMENT FILED BY THE**

**7<sup>th</sup> RESPONDENT**

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It is certified that the above documents are true copies of the original.

Date: 20.09.2021

Place: Chennai

  
20/09/2021  
APPLICANT

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**RESPONDENTS**

**REJOINDER SUBMITTED AGAINST THE COUNTER STATEMENT FILED BY THE**

**7<sup>th</sup> RESPONDENT**

I, T.Thangabai, aged 69 years, W/o C.Thankamony, 195, Dharga Road, Rajaji Nagar, Zamin Pallavaram, Chennai- 600 043, do hereby solemnly affirm and sincerely state as follows:

1. I am the Applicant in the above mentioned memorandum of original application and such am conversant with the facts and circumstances of the case. I am competent to affirm this affidavit. I submit that I have read the counter affidavit filed on behalf of the 7th respondent in this case. I deny all the contents of the same as false, except to the extent expressly admitted to hereunder. Without prejudice to the generality of the above denial, the following rejoinder is tendered.
2. The Applicant herein reserve the right to file a detailed rejoinder affidavit against the counter statement filed by the 7th respondent, bringing more facts to prove the case of the applicant before this Hon'ble Tribunal. The 7th respondent failed to counter all the averments made by the Applicant. It is to be noted that none of the factual contentions raised by me are specifically denied by the 7th Respondent. In fact, some key facts stated by me are supported by the 7th respondent. The Applicant is filing this rejoinder as a preliminary rejoinder against the counter statement filed by the 7th respondent.

*T. Thangabai*  
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3. The averments and allegations made in Paragraph 1 of the counter statement filed by the 7th respondent are not true and hence denied. The 7th respondent trying to mislead by furnishing irrelevant and false statements and may unable to understand the subject matter of the case filed by me before this Hon'ble Tribunal. They trying to exhibit that the present Original Application is filed for challenging the G.O 262 dated 23.05.2008 and attempt to misguide this Hon'ble Tribunal. I clearly mentioned in my Original Application (Page No.23; Paragraph 6(c)) that there is no necessity in challenging the G.O 262, since the 7th respondent themselves violated the terms and condition specified in the G.O 262 and the same may not be valid. I humbly submit that the applicant is challenging against the approval given by the concern authorities in the year 2018 for the construction of multi stored building in the original water channels and filed this original application to remove the encroachments in the water channels inside and around the SEZ Tech zone and to restore the water channels in its original position.
4. Moreover, the 7th respondent claiming that my Original Application is barred by limitation. I submit that the construction activity are ongoing in the SEZ site owned by the 7th respondent affecting the free flow of water and causing obstruction in the water drainage, and there is a continuous cause of action and is well within the limitation as specified in Section 15(3) of the National Green Tribunal Act. The 7th respondent trying to distract the issue by submitting incorrect and misleading statements.
5. It is respectively submitted that the 7th respondent in Paragraph 1(b) mentioned as, the exchange of land by forming re-routed field channels were completed in the year 2009. Further stated that, they obtained required SEZ sanction from the Ministry of Commerce and Industry, Government of India and necessary NOC from ELCOT and MSB Planning permission from CMDA. The fact is that the Ministry of Commerce and Industry, Government of India not given approval for SEZ in the Original water channels. This is evidenced in their Notification dated 12th February 2008 and a true copy of the same is produced herewith and marked as **Annexure A1**. Further, the original water channels are not included in the NOC issued from ELCOT. A copy of the ELCOT letter dated 18.10.2016

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is annexed herewith and marked as **Annexure A3**. Also in the Planning Permission Applications submitted by the 7th respondent to the CMDA in the year 2016 and then in the year 2017, the original water channels are not included. This is evidenced in the CMDA acknowledgement letters and a copy of the same is annexed herewith and marked as **Annexure A2 & Annexure A6**.

6. The averments made in Paragraph 5 of the counter statement filed by the 7th respondent are false, misrepresenting and hence denied. It is stated that the land of an extent of 0.20.3 Hectares owned by the 7th respondent in the stretch of Survey Nos. 204/3A, 5A, 182/6,7,8,9,10, 181/3,4,8, 198/8B2, 203/2A,7A1, 194/2,3,4,6,7,8,9,11,12,13, 195/2,5 were delivered and handed over to the Government and the same classified as Channel Poramboke. Further it is stated that in the lands which handed over to the Government, earth excavation and cement concrete works completed in the year 2009. The 7th respondent had deliberately suppressed about the facts and had made blatant false statement before the Hon'ble Tribunal and they are liable to be prosecuted for the offence of perjury. The fact is that 7th respondent claimed ownership in the above mentioned survey numbers, which they declaring as handed over to Government. This is evidenced in the below mentioned Applications / Letters, in which the above furnished survey numbers are included claiming the ownership of 7th respondent.

- a. Planning Permission Application submitted by the 7th respondent in the year 2016 to the 4<sup>th</sup> respondent. CMDA Letter No. MSB/2016/000264-1 dated 31.03.2016. (**Annexure A2**)
- b. NOC given by ELCOT to the 7th respondent in the year 2016. ELCOT Letter No. ELCOT/ITP&D/FSI-SNP/1181/2016 dated 18.10.2016. (**Annexure A3**)
- c. Resolution passed by partners of 7th respondent in the year 2016. (**Annexure A4**)
- d. Planning Permission Application submitted by the 7th respondent in the year 2017. CMDA Letter No. MSB/2017/ 000423-1 dated 27.06.2017. (**Annexure A6**).

The 7th respondent remained silent for these allegations which mentioned in my original application. These facts self proves that the statement given by the 7th respondent in the paragraph 5 of their counter affidavit is false, as it is clear contradictory to their own statements.

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7. I humbly state that it is evident on the part of 7th respondent that they themselves may be convinced with the fact that G.O 262 is invalid and hence not exhibited and not considered this G.O in their forum and in their Planning Applications. Therefore, there is no necessity in challenging the G.O 262 dated 23.05.2008. The 7th respondent furnished many false statements which is misleading, misrepresenting and contradictory to the statements made in their counter statement. In the Paragraph 1(b) of the counter statement submitted by the 7th respondent it is mentioned that, the surrendered lands were excavated forming deep channels with cement plastering to drain storm water and it was **constructed at the cost of 7th respondent**. Whereas in the Paragraph 5 of their counter statement mentioned that in the land handed over to Government, earth excavation work and channel with gravel backing and cement concrete was done and **completed by the PWD Department**. The 7<sup>th</sup> respondent had deposited a sum of Rs.17,65,000 to the PWD for the same. Therefore it is clearly evidenced that the 7th respondent contradicting itself on several counts and attempting to mislead by providing concocted version to cover up their lapses.

8. The averments raised by the 7th respondent in Paragraph 14 are not true and hence denied. The 4th respondent misused their official capacity and given approval for the construction of multi storey buildings in the original water channels. The 7th respondent submitted their Planning Permission Applications in the year 2016 and then in the year 2017 to the 4th respondent without including the survey numbers of the original water channels. In these Planning Permission Applications, the 7th respondent included the survey numbers of their Patta lands which they claiming as "*handed over to government and construction activities completed in the year 2009*". The 4th respondent may on its own or under the influence of 7th respondent, abruptly included the original water channels and issued approval to the 7th respondent in the original water channels, vide Letter No:C3(S)/9316/2017 dated 23.06.2018 and the photocopy of the CMDA approval letter is produced herewith and marked as **Annexure A7**.

9. I respectfully submit that there is a major contradiction of statement between the partners of the 7<sup>th</sup> respondent, which leads to ambiguity and discrepancies. In the Certified true copy of resolution dated 03.11.2016, passed by the partners of M/s SNP INFRASTRUCTURE

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LLP, the Survey Numbers of the **Original water channels are not included**. Whereas their Patta lands Survey Nos. 204/3A,5A, 182/6,7,8,9,10, 181/3,4,8, 198/8B2, 203/2A,7A1, 194/2,3,4,6,7,8,9,11,12,13, 195/2,5 are included, which they claiming as "*handed over to government*". A true photocopy of the resolution passed by the partners of M/s SNP INFRASTRUCTURE LLP is produced herewith and marked as **Annexure A4**. In contrast, in the **Power of Attorney executed on 09.11.2016 by M/s SNP INFRASTRUCTURE LLP in favour of M/s EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED**, the **original water channels** bearing the Survey Nos. 204/1,198/1,203/1,181/1,182/1,186/1, 188/1,197/1,195/1 **are included**. In this registered Power of Attorney, the Patta lands of the 7<sup>th</sup> respondent which claiming as handed over to government, is not included. A copy of the Power of Attorney is annexed herewith and marked as **Annexure A5**.

10. It is submitted that the averments and allegations raised by the 7th Respondent in Paragraphs No. 15, 16 are not true and hence denied. Due to the encroachments in the original water channels, we and the nearby residents were terribly affected during rainy seasons, as our places were flooded. The rain water gets stagnant in our houses/ lands and in streets and it is unable to drain for several days. In every rainy season, this suffering continuous and we and the nearby resident associations given several complaints to the concern authorities but the officials didn't take any appropriate action. In this regard, the resident's stage protest seeking removal of encroachments and the same published in News channels and Newspapers. To prove the same I had submitted the Newspaper cuttings with the pictures showing residents protests in front of the Pallavaram Municipality- covered by News channels, Pictures of encroachments made by the 7th respondent in the Water channels and Pictures of stagnant water in the residential area near the SEZ, in the Annexure -21 of my Original Application. Without considering these facts, the 7th respondent mentioned my allegations as mala fide and utter falsehood. Moreover in the Annexure -17 of my Original Application, I had enclosed the petitions sent by the Residents association to various Government departments, to take action against the illegal ownership of Government lands and encroachments. But the 7th respondent stated them as fictitious resident associations and our difficulty & hindrance faced during the rainy seasons and in the floods termed them as flimsy version. This reveals the predominant and

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arrogant behavior of the 7th respondent as they may strongly believe that anything can be done or framed with their influence.

11. With respect to Paragraph 16(a) in the counter statement filed by the 7th respondent, they called upon to prove the allegation of encroachments in the water channels in between the Patta lands. I submit that the original water channel bearing T.S No. 64 is sandwich between the property of 7th respondent and our property bearing survey number 198/8B2. Also this water channel T.S No.64 (Survey No. 203/1) runs across many Patta lands of the 7th respondent. The pictorial representation mentioning the Original water channel T.S No. 64 was enclosed in the Annexure -22 of my Original Application. By referring the order of the Hon'ble High court of Madras dated 23.01.2019 in the **W.P No.15018 of 2004 C.Thankappan V State of Tamil Nadu** it clearly state that if a Water channel / Poramboke land lies sandwiched between the Patta lands of a same person, it shall not be encroached by raising compound wall, whatever may be the reason. I affirm that the 7th respondent also encroached this original water channel T.S No. 64, and thus obstructs free flow of water drain from our land. Further, I humbly submit that the Applicant is an aggrieved person well within the scope of NGT act.

12. It is submitted that the averments raised by the 7th Respondent with regard to other personal allegations on me and my family members such as attempt of forum shopping, mala fide and greedy intent to make ransom and attempt to heed for illegal demands, which they stated in their counter statement are baseless and not true and hence vehemently denied. This frivolous and vexatious allegations of the 7th respondent has miserably failed as it lacks merit and proof. The 7th respondent had made blatant false statement by deliberately suppressing the facts and projecting me and my family members as bad characters and they are liable to be prosecuted for the offence of perjury. If the 7th respondent not encroached any of the original water channels, then they can deny the allegations with valid proof, but in contrary they made all sorts of vague and unjustified personal allegations against me and my family members. This is nothing but a cheap attempt to divert the issue and to escape from the merit review being done by the Hon'ble Tribunal. The 7th respondent trying all their cunning ways with hypocrisy, to mislead this

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issue to cause prejudice before this Hon'ble Tribunal and to create bias against the Applicant in the present case.

13. I respectfully submit that in the Paragraph 6 of the counter statement filed by the 7th respondent, they furnished chronology of events in an attempt to diverge and to mislead. All those points raised by the 7th respondent are irrelevant, misconceived out of context and have no application to the present case at all. As the 7th respondent not disclosed the actual facts and trying to conceal the factual events, I am forced to submit the same in the sequence of events with evidences, to reveal the deceptive and wicked attitude of the 7th respondent.

Sl.No	Dates	Facts	Evidences / Remarks
(i)	07.10.2004	I and my husband sold our property partially to the 7th respondent, due to the continuous pressure from their henchmen.	Doc No. 4197/ 2004.
(ii)	15.08.2007	The henchmen of the 7th Respondent again approached us to sell our remaining part of lands, and informed that they need the entire stretch of our land- for the purpose of continuous lands for the SEZ.	Their requirement of continuous land is evidenced in Letter No.RC/SEZ/PS/010 dated 03.10.2007 & SNP/SEZ/ 011 dated 04.10.2007.
(iii)	23.10.2007	The 7th respondent themselves removed the encroachments made in the water channels after filing the W.P No. 33533 of 2007. We didn't proceed further, as we are not interested to have conflict with a corporate that has strong political & financial influence.	W.P No. 33533 of 2007.
(iv)	16.03.2011	Our property was vandalized by unidentified men and they set fire to trees and fences & also damaged the EB - meters (3 phase commercial, Domestic) & wires of the Agricultural service connection.	CSR No: 50/11 issued by the Crime branch of Police.
(v)	11.11.2016	By obtaining fake documents, fraudulent registration done in my property in the name of one D.Valli, in the vested interest of the 7th respondent.	Doc No.9700/2016- Proved as fraudulent by respective departments.
(vi)	23.11.2016	A group of Goondas entered in my land, with the support of 7th respondent and attempted to construct hut in my land. They gained entry from the SEZ, which is owned by the 7th respondent and damaged the compound wall and given life threaten to our entire family.	1. Online Police complaint Ref No: IAD1622759 dated 23.11.2016. 2. Having electronic evidences.
(vii)	12.12.2016	Filed a case in the Hon'ble High court of Madras, as the 7th respondent blocked our entire access and given much hindrance to enter our locked property.	W.P No.44410/2016

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Sl.No	Dates	Facts	Evidences / Remarks
(viii)	16.02.2017	D.Valli, henchwoman of the 7th respondent filed police complaint against my husband, by giving false allegations, and tried for out of court settlement. Local Politicians and an Advocate representing the 7th respondent participated in the inquiry at Police station during late hours.	1. CSR No.133/2017  2. Having electronic evidences for the same.
(ix)	03.03.2017	D.Valli, henchwoman of the 7th respondent, filed a case in Alandur Muncif court against me and my husband with false allegations claiming the rights in my property, for the purpose of menacing.	O.S No.89/2017.
(x)	13.03.2017	The Hon'ble High court of Madras directed the 7th respondent to submit a revised plan indicating the access and not to obstruct the access to our locked property.	Order issued for W.P No.44410 of 2016
(xi)	24.01.2018	We misunderstood that the General Manager of the 7th respondent may not know the actual facts, and hence sent several mails and petitions to them.  But later evidenced that he personally involved in the land grabbing attempts in my property and in others, by fabrication of fake documents with the support of corrupt Government officials across departments.	1. Doc. No: 4595/2018 registered in the name of C.P.Subhash - alleged as fraudulently registered without Patta. 2. CM Cell online complaint Number: 2019/1006766/DV. 3. Online Police complaint Ref: NAT1854357 & EAT19110395.
(xii)	03.04.2019	Evidenced several attempts to murder me and my family members at different occasions, may be triggered for the vested interest of the 7th respondent.  Multiple threats given from local politicians and goondas and faced many loss and also lost our peaceful life. Due to their strong political and financial influence, the Police officials who supposed to protect, remains mute spectators.	1. F.I.R No:118 dt 03.04.19 2. F.I.R No:252 dt 22.06.19. 3. Medical reports pertaining to the Surgery done in Parvathy Hospital, Chennai. 4. Online Police complaint- TAT1713476. 5. Many Complaints sent to Police via RPAD. 6.N.H.R.C Case Nos. 390/22/13/2018 ; 1377/22/13/2019; 267/22/13/2020.
(xiii)	27.05.2019	We misinterpreted that the top management of the 7th respondent will act legitimately against the unlawful activities of their General Manager C.P Subhash. Hence sent mails with the evidences. But it seems they all hand in glove in the unlawful activities.  The collusion of 7th respondent with the proven offender D.Valli can be evidenced by the circumstantial evidences, documentary evidences, electronic evidences and by relevancy of facts. One such in that is D.Valli received the Document No.1673/2009 on behalf of the 7th respondent and the same submitted by the 7th respondent before this Hon'ble Tribunal.	1. Page No. 27 of the documents submitted by the 7th respondent in their counter statement filed before the Hon'ble tribunal.  2. F.I.R No. 78 dated 15.05.2018 & Charge sheet- CC.No.222/2020 filed by the CCB-Police Dept. against D.Valli.  3. DVAC filed F.I.R No.7/AC/2018/CC-I dated 27.03.2018 against her.

*G. Mayan*  
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Sl.No	Dates	Facts	Evidences / Remarks
(xiv)	31.05.2019	The fraudulent settlement deed made in my property in the name of D.Valli is revoked unlawfully against the Doctrine of Estoppel, may be as per the advice of 7th respondent. The henchmen of the 7th respondent had made several attempts to compromise for closing this issue.	Doc No: 4862/2019
(xv)	19.06.2019	C.P Subhash, The General Manager of the 7th respondent given Police complaint against me and my son by mentioning false and frivolous allegations.	Page No. 85 in the documents, submitted by the 7th respondent in their counter statement.
(xvi)	24.06.2019	Based on the complaint of C.P Subhash, without proper summon the Police officials insisted me and my son to visit the O/o the Assistant Commissioner of Police-Pallavaram range after 6 pm.  For that inquiry, on behalf of the 7th respondent, D.Valli & B.Sivaji Rao came to the Police station may be in an attempt to close the issue amicably, with the support of corrupt Govt. officials & Local Politicians.	Having electronic evidences for the same.
(xvii)	08.07.2019	C.P Subash, The General Manager of 7th respondent claiming that he lodged complaint before the Judicial Magistrate, Alandur against me, exhibiting an utter false allegation that we demanded 2 acres of land.  The 7th respondent had made gibberish statement that I am keep threatening and intimidating them.	No Notice/ communication received from the Judicial Magistrate Alandur, till date.  The complaint may be rejected, as it is baseless.
(xviii)	16.09.2019	After all their failure attempts to grab my property, the 7th respondent again blocked our access to our property. On receipt of our complaint, the Administrator Officer of the 7th respondent accepted the same and informed that it will be cleared on or before 19.09.2019, stating the reason that their labours engaged in Vishwakarma Pooja.	1. WhatsApp message dated 16.09.2019 from the Admin department of 7th respondent  2. Having Photographic evidence.
(xix)	30.10.2019	As the 7th respondent failed to remove the encroachments in the public road, obstructing the access to our land, I had sent petition to the PWD Department to take action for removing the encroachments, based on Point No. 24 of their Letter No- Lr.No.DB/T5(3)/F-014931&002267-Inundation-Radial Road/2017/dated 08.03.2018.	1. My Petition dated 30.10.2019 sent via RPAD to the Chief Engineer, PWD., WRD, Chennai Region with photographic evidence .  2. My RTI Application dated 11.11.2019.
(xx)	01.11.2019	The Administrative officers of the 7th respondent requested permission from us, to enter our land and to gain possession by mentioning false and silly reasons, through crooked ways.	1. Having electronic evidences for the same.  2. The administrative officer of the 7th respondent acknowledged our complaint and sent reply to us in this regard.

T. Thangaraj  
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SI.No	Dates	Facts	Evidences / Remarks
(xxi)	07.02.2020	<p>As the 7th respondent continued their atrocities indirectly in all possible illegal ways, I am forced to submit all the documentary evidences, relevancy of facts, chain of events &amp; circumstantial evidences, pertaining to the allegations on the criminal activities done by C.P Subhash, G.M of the 7th respondent to the CCB-Greater Chennai Police.</p> <p>Due to the supremacy of the 7th respondent, the CCB officials unable to take any sincere action against the offenders.</p>	<p>1. My Petition dated 07.02.2020 sent to CCB-Greater Chennai Police via RPAD, with 15 Nos. of documents related to my allegations.</p> <p>2. PM Office complaint No.PMOPG/E/2019/0604630.</p> <p>3. Ministry of Home affairs complaint No. MINHA/E/2019/07662.</p> <p>4. CM Cell online complaint number -2021/1200882/LC.</p>

Even though the above mentioned chronology of events is inappropriate to this Original Application, the purpose of submitting all these facts before the Hon'ble Tribunal is to reveal the real scenario, as the 7th respondent submitted half-baked information in their counter statement, in an attempt to deviate the issue by deliberately suppressing the facts by concealing their unlawful activities.

14. I respectively state that the 7th respondent made defamatory and derogatory statements about the character of me that I have a greedy intent to commercially exploit my property and has the habit of filing repeated complaints to the Government authorities and approaching the courts causing hindrance to the 7th respondent. This is nothing but a clever attempt to camouflage their unlawful activities. The 7th respondent can flout the procedures established by law and take advantage of the loop holes and at the cost of the environment. I humbly state that, I a retired Assistant Headmistress in Tamil Nadu State Government School living a straight forward life with dignity. I and my family members are very much satisfied with our property and with our current status and we didn't have the necessity of greedy intent for others money or property and for any other hideous activities as specified by the 7th respondent. Only to protect our fundamental rights, I had sent complaints to the Government officials anticipating fair justice. But due to the supremacy of the 7th respondent, unable to get justice and hence forced to approach Hon'ble courts, as it is the only option to get justice for a common people against money, political and muscle power.

*P. Mayhem*  
20/09/2024

15. Therefore, all the contention raised by the 7th respondent in their counter statement is liable to be discarded and the application may be allowed in the interest of justice, equity and good conscience.

*P. Thangabai*  
20/09/2021  
Signature of the Applicant

- 1. Franklin.T 
- 2. Darwin.T 

**Power of Attorney for the Applicant**

**VERIFICATION**

I, T.Thangabai, aged 69 years, W/o C.Thankamony, 195, Dharga Road, Rajaji Nagar, Zamin Pallavaram, Chennai- 600 043, the applicant herein, do hereby verify that the contents of the above paragraphs 1 to 15, are true to the best of my knowledge and that I have not suppressed any material fact.

*P. Thangabai*  
20/09/2021  
Signature of the Applicant

Date : 20.09.2021

Place : Chennai.

रजिस्ट्री सं० डी० एल०-33004/99

REGD. NO. D. L.-33004/99



# भारत का राजपत्र The Gazette of India

असाधारण

EXTRAORDINARY

भाग II—खण्ड 3—उप-खण्ड (II)  
PART II—Section 3—Sub-section (II)

प्राधिकार से प्रकाशित  
PUBLISHED BY AUTHORITY

सं. 212]  
No. 212]

नई दिल्ली, मंगलवार, फरवरी 12, 2008/माघ 23, 1929  
NEW DELHI, TUESDAY, FEBRUARY 12, 2008/MAGHA 23, 1929

वाणिज्य एवं उद्योग मंत्रालय  
(वाणिज्य विभाग)

अधिसूचना

नई दिल्ली, 12 फरवरी, 2008

क्र.आ. 322(अ).—यतः मै. एसएनपी इनफ्रास्ट्रक्चर लिमिटेड, जो तमिलनाडु राज्य में एक पूर्णतः निजी संगठन है, ने तमिलनाडु राज्य में जामिन पल्लवरम ग्राम, ताम्बरम तालुक, कांचीपुरम जिले में सूचना प्रौद्योगिकी एवं सूचना प्रौद्योगिकी समर्थित सेवाओं के लिए एक क्षेत्र विशिष्ट विशेष आर्थिक जोन की स्थापना हेतु विशेष आर्थिक जोन अधिनियम, 2005 (2005 का 28) (जिसे एतदपर्याय उक्त अधिनियम कहा गया है) की धारा 3 के अंतर्गत प्रस्ताव किया है;

और यतः केन्द्र सरकार इस बात से संतुष्ट है कि उक्त अधिनियम की धारा 3 की उप-धारा (8) के अंतर्गत अपेक्षाओं तथा अन्य संबंधित अपेक्षाओं को पूरा कर लिया गया है और उसने तमिलनाडु राज्य में उक्त जामिन पल्लवरम ग्राम, ताम्बरम तालुक, कांचीपुरम जिले में सूचना प्रौद्योगिकी एवं सूचना प्रौद्योगिकी समर्थित सेवाओं के लिए एक क्षेत्र विशिष्ट विशेष आर्थिक जोन के विकास एवं प्रचालन हेतु उक्त अधिनियम की धारा 3 की उप-धारा (10) के अंतर्गत दिनांक 25 जून, 2007 को अनुमोदन पत्र प्रदान कर दिया है;

अतः अब विशेष आर्थिक जोन अधिनियम, 2005 की धारा 4 की उप धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए और विशेष आर्थिक जोन नियम, 2006 के नियम 8 के अनुसरण में केन्द्र सरकार एतद्वारा तमिलनाडु राज्य में उक्त जामिन पल्लवरम ग्राम, ताम्बरम तालुक, कांचीपुरम जिले में निम्नलिखित क्षेत्र को एक विशेष आर्थिक जोन के रूप में अधिसूचित करती है जिसमें निम्नलिखित तालिका में उल्लिखित सर्वेक्षण संख्याएँ और क्षेत्र शामिल हैं, अर्थात् :-

तालिका

क्र. सं.	सर्वेक्षण सं.	क्षेत्रफल (हेक्टेयर में)
1	2	3
1.	188/6बी	0.13.5
1ए	187/1	0.22.5
2.	197/8	0.10.0
3.	187/3	0.10.0
4.	197/7	0.11.5
5.	188/6ए	0.08.5
6.	198/8ए	0.20.0
7.	198/3	0.22.3
8.	187/2ए	0.05.5
9.	197/5ए	0.05.5
10.	197/6ए	0.05.5
11.	197/5बी	0.05.5
12.	197/6बी	0.05.0
13.	187/2बी	0.05.0
14.	197/4ए	0.07.0
15.	197/4बी	0.16.0
16.	203/4बी	0.03.8
17.	203/7ए1बी	0.11.4
18.	203/5	0.05.5
19.	203/7बी	0.12.0
20.	186/6	0.22.0
21.	198/8बी2	0.11.0
22.	198/9ए2	0.11.8

506 GU/2008

(1)



TABLE			1	2	3
S. No.	Survey No.	Area (in hectares)			
1	2	3			
1.	188/6B	0.13.5	42.	198/6	0.09.5
1A.	187/1	0.22.5	43.	195/2	0.47.0
2	197/8	0.10.0	44.	181/4	0.38.5
3.	187/3	0.10.0	45.	195/7	0.20.0
4.	197/7	0.11.5	46.	198/4	0.10.0
5.	188.6A	0.08.5	47.	198/5	0.10.0
6.	198/8A	0.20.0	48.	203/3	0.06.5
7.	198/3	0.22.3	49.	196	0.41.5
8.	187/2A	0.05.5	50.	194/9	0.09.5
9.	197/5A	0.05.5	51.	19/4	0.03.0
10	197/6A	0.05.5	52.	194/8	0.08.0
11.	197/5B	0.05.5	53.	194/5	0.03.0
12.	197/6B	0.05.0	54.	194/11	0.08.5
13.	187/2B	0.05.0	55.	194/13	0.04.5
14.	197/4A	0.07.0	56.	204/3A	0.20.0
15.	197/4B	0.16.0	57.	203/7A1A	0.13.6
16.	203/4B	0.03.8	58.	203/4A	0.01.2
17.	203/7A 1B	0.11.4	59.	188/4	0.03.0
18.	203/5	0.05.5	60.	182/10	0.20.0
19.	203/7B	0.12.0	61.	182/6	0.13.0
20.	186/6	0.22.0	62.	182/7	0.14.5
21.	198/8B2	0.11.0	63.	182/8	0.14.0
22.	198/9A2	0.11.8	64.	182/9	0.22.5
23.	198/9B2	0.11.8	65.	181/3	0.20.0
24.	188/9	0.14.0	66.	186/5B	0.10.5
25.	194/6	0.09.0	67.	188/2	0.05.5
26.	194/7	0.06.5	68.	198/2	0.21.5
27.	194/12	0.08.0	69.	181/2A2	0.03.0
28.	195/3B	0.10.5	70.	181/2B	0.22.5
29.	195/5	0.41.3	71.	186/7A	0.05.0
30.	195/6	0.11.0	72.	188/3B	0.08.0
31.	197/3	0.11.0	73.	186/7B	0.15.0
32.	188/8	0.01.5	74.	186/8B	0.22.0
33.	195/4	0.06.0	75.	188/7	0.03.5
34.	203/6	0.04.5	76.	197/2A	0.03.5
35.	195/3A	0.41.5	77.	197/2B	0.07.0
36.	197/9	0.10.0	78.	188/3A	0.24.0
37.	197/10B	0.13.0	79.	186/8A2	0.20.0
38.	198/7	0.10.0	80.	188/5	0.04.5
39.	197/10A	0.10.0	81.	204/5	0.03.2
40.	203/2A	0.52.0	82.	204/4(Part)	0.41.3
41.	197/11	0.11.0		Total	11.14.7

[P. 2/644/2006-SEZ]  
ANIL MUKIM, Jt. Secy.



## Chennai Metropolitan Development Authority

AREA PLAN UNIT

ACKNOWLEDGEMENT

No. MSB/2016/000264-1

APU No : MSB/2016/000264

Date : 31-03-2016

1. Name of the applicant with address : M/S.SNP INFRASTRUCTURE LLP.,  
182,  
200feet ROAD,  
ZAMIN PALLAVARAM,  
CHENNAI - 600117.
- Mobile No: : 9551057777
2. Proposal at : 182,  
200feet ROAD,  
ZAMIN PALLAVARAM,  
CHENNAI - 600117.
3. Survey No.Details : Survey No : 181/ 2,2B,3,4,5, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 181/ 7,8, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 182/ 5,6,7,8, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 182/ 9,10, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 186/ 5,6,7,7B, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 186/ 8,8A2, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 187/ 1,2,2B,3, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 188/ 2,3,3A,3B, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 188/ 5,6A,6B,7, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 188/ 8,9, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 194/ 1,3,4,5,6, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 194/ 7,8,9,11, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 194/ 12,13, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 195/ 2,3A,3B,4, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 195/ 5,6,7, ZAMIN PALLAVARAM Village, Tambaram

Taluk  
 Survey No : 196/0, ZAMIN PALLAVARAM Village, Tambaram Taluk  
 Survey No : 197/ 2A,3,4A,4B, ZAMIN PALLAVARAM Village, Tambaram Taluk  
 Survey No : 197/ 5,6,7,8, ZAMIN PALLAVARAM Village, Tambaram Taluk  
 Survey No : 197/ 10,10A, ZAMIN PALLAVARAM Village, Tambaram Taluk  
 Survey No : 198/ 2,3,4,6,7, ZAMIN PALLAVARAM Village, Tambaram Taluk  
 Survey No : 198/ 8A,8BPT, ZAMIN PALLAVARAM Village, Tambaram Taluk  
 Survey No : 198/ 9A,9B, ZAMIN PALLAVARAM Village, Tambaram Taluk  
 Survey No : 203/ 3,4,4B,5,6, ZAMIN PALLAVARAM Village, Tambaram Taluk  
 Survey No : 198/ 7A1,7B, ZAMIN PALLAVARAM Village, Tambaram Taluk  
 Survey No : 204/ 3A,4,5, ZAMIN PALLAVARAM Village, Tambaram Taluk

4. Application Source : Direct

5. Enclosures

- RPA Form A/Form B with Court Fee Stamp
- Display Format - 2 nos.
- 5 sets of plans / 10 sets of plans
- Sale Deed duly attested
- GMDA Checklist
- Palta in favour of present land owner duly attested
- Architect Certificate regarding Road Status

6. Payment Details : Paid

Remittance No	Remittance Date	Amount Paid
B886	31-03-2016	Rs. 510000.00

*P da*  
 Admission Counter 31/3/16

Note: Please indicate this SBC No : MSB/2016/000284/MCZD for futura reference .

**ELCOT**

Adding Value Through IT

ELECTRONICS CORPORATION OF TAMIL NADU LTD.  
(A Govt. of Tamilnadu Enterprises)

Ref: ELCOT/ITP&amp;D/FSI-SNP/1181/2016

Dated 18.10.2016.

The Member Secretary,  
Chennai Metropolitan Development Authority (CMDA),  
No. 1, Gandhi Irwin Road,  
Egmore, Chennai-600 008.

Sir,

Sub: ELCOT - MSB- IT Building - FSI – Proposed Construction of IT/ITES Building – Two Blocks at Survey Nos: 181/2A, 181/2B, 181/3, 181/4, 181/5, 181/7, 181/8, 182/5, 182/6, 182/7, 182/8, 182/9, 182/10, 186/5B, 186/6, 186/7A, 186/7B, 186/8A, 186/8A2, 186/8B, 187/1, 187/2A, 187/2B, 187/3, 188/2, 188/3, 188/3A, 188/3B, 188/4, 188/5, 188/6A, 188/6B, 188/7, 188/8, 188/9, 194/1, 194/3, 194/4, 194/5, 194/6, 194/7, 194/8, 194/9, 194/11, 194/12, 194/13, 195/2, 195/3A, 195/3B, 195/4, 195/5, 195/6, 195/7, 196, 197/2A, 197/2B, 197/3, 197/4A, 197/4B, 197/5A, 197/5B, 197/6A, 197/6B, 197/7, 197/8, 197/9, 197/10A, 197/10B, 197/11, 198/2, 198/3, 198/4, 198/5, 198/6, 198/7, 198/8A, 198/8B2, 198/9A2, 198/9B2, 203/2, 203/2A, 203/3, 203/4A, 203/4B, 203/5, 203/6, 203/7A1A, 203/7A1B, 203/7B, 204/3A, 204/4 & 204/5 in 200 Feet, Zamin Pallavaram Village, Tambaram Taluk, Kancheepuram District, Chennai – 600 117 by M/s.SNP Infrastructure LLP, No: 113-114, Thyagaraya Road, T. Nagar, Chennai- 600 017 – Relaxation of FSI – Issue of NOC – Reg:

Ref: 1. G.O. Ms.No. 15 Information Technology Dept. dt. 21.7.2004.

2.Letter No: SNP/EL/BP/002 dated 15.09.2016 from M/s.SNP Infrastructure LLP, No: 113-114, Thyagaraya Road, Chennai –17.

3.Letter No: SNP/EL/BP/004 dated 07.10.2016 from M/s.SNP Infrastructure LLP, No:113-114, Thyagaraya Road, Chennai – 17.

M/s.SNP Infrastructure LLP (Applicant), No: 113-114, Thyagaraya Road, T. Nagar, Chennai – 600 017 have stated in the reference 2<sup>nd</sup> & 3<sup>rd</sup> cited that they propose to develop and construct an Information Technology buildings with Two Blocks (Block-9 & Block-10: Ground

Registered & Corporate Office : 692, Anna Salai, Nandanam, Chennai - 600 035. India.  
☎ : +91 44 65512300 (5 Lines) Fax : +91 44 24330612 www.elcot.in  
CIN : U27209TN1977SGC007291 E-mail : info@elcot.in



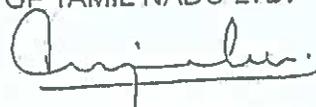
floor + 9 floors with 3 Basement Floors) at the above survey Nos in Plot No: 181/183, 200 Feet Road, Zamin Pallavaram Village, Tambaram Taluk, Kancheepuram District, Chennai - 600 117 in the extent of the property consists of 29.485 Acres (SEZ Site). The total built-up area of the proposed IT Park is 73.321 Sq.m and requested to issue NOC for relaxation of FSI.

Based on the records produced by them, the applicant fulfills the conditions required for IT building. They are eligible for extra FSI as laid down in the IT Policy of Tamil Nadu, 2002 as applicable to IT Buildings.

This letter is valid up to six months from the date of issue. If the applicant submits application with CMDA within this time limit, then the certificate is valid till the planning permission is given. If the Applicant does not complete the necessary formalities with CMDA within this time limit, the NOC given by us shall be automatically treated as withdrawn.

The building will be inspected by ELCOT authorities after completion of the construction to verify compliance with various undertakings/declarations submitted herein to obtain this NOC. The Applicant shall furnish the building completion details within 30 days after completion of the same to enable ELCOT Officials to carry out inspection.

for ELECTRONICS CORPORATION OF TAMIL NADU LTD.

2/2   
(RAJENDRA KUMAR)  
Managing Director (i/c)

Copy to:  
M/s.SNP Infrastructure LLP,  
No: 113-114, Thyagaraya Road,  
T. Nagar, Chennai - 600 017.

# SNP INFRASTRUCTURE LLP

(formerly known as SNP Infrastructure Private Limited)

**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE PARTNERS OF M/s. SNP INFRASTRUCTURE LLP IN THEIR MEETING HELD ON 03<sup>RD</sup> NOVEMBER, 2016 AT 680 P.No-203, REGENCY HOUSE, DURGA NAGAR COLONY, SOMAJIGUDA HYDERABAD, TELANGANA- 500 082 AT 11.00 A.M.**

"RESOLVED THAT in continuation of the earlier resolution passed by the designated partners of SNP Infrastructure LLP at their meeting held on 16<sup>th</sup> May, 2016 pertaining to the development of land consisting of 29.50 Acres held in Survey Nos. 181/2(Part), 181/2B, 181/3, 181/4, 181/5, 181/7, 181/8, 182/5, 182/6, 182/7, 182/8, 182/9, 182/10, 186/5(Part), 186/6, 186/7A, 186/7B, 186/7B, 186/8A1, 186/8B, 186/8A2, 187/1, 187/2, 187/3, 188/2, 188/3, 188/3, 188/3, 188/3, 188/3, 188/3A, 188/3B, 188/4, 188/5, 188/6A, 188/6B, 188/7, 188/9, 188/8, 194/1, 194/3, 194/4, 194/5, 194/6, 194/7, 194/8, 194/9, 194/11, 194/12, 194/13, 195/2, 195/3A(Part), 195/3A(Part), 195/3B, 195/4, 195/5, 195/6, 195/7, 196, 197/2A, 197/2B, 197/3, 197/4A, 197/4B, 197/5, 197/6, 197/8, 197/7, 197/9, 197/10A, 197/10, 197/11, 198/2, 198/3, 198/4, 198/5, 198/6, 198/7, 198/8A, 198/8B(Part), 198/9A, 9B, 203/2, 203/2A, 203/3, 203/4(Part), 203/4B, 203/5, 203/6, 203/7(Part), 203/7A1B, 203/7B, 204/3A, 204/4, 204/5 situated at Zamin Pallavaram Village, Kanchipuram District, Chennai, Tamil Nadu. for construction of an IT/ITES (SEZ), the consent of the designated partners be and is hereby accorded to authorise Mr. P. Raja Gopala Raju, Designated Partner to do the following on behalf of SNP Infrastructure LLP:

1. to enter into a Lease Deed with Embassy Property Development Pvt. Ltd.,
2. to issue Power of Attorney to the representatives of Embassy,
3. to enter into Escrow Agreement, to sign the Escrow Bank Account opening documents,
4. to deposit the Title Documents with banks, financial institutions etc. and
5. to sign and issue the Side letter."

FOR SNP INFRASTRUCTURE LLP



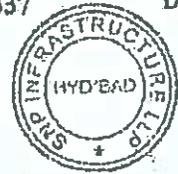
(P.V. RAJU)  
DESINATED PARTNER  
DPIN: 00291356



(P.R.G. RAJU)  
DESINATED PARTNER  
DPIN: 00291337



(P. KIRAN RAJU)  
DESINATED PARTNER  
DPIN: 00291433



"RESOLVED FURTHER THAT Mr. P. Raja Gopala Raju be and is hereby severally authorised to sign any documents and deeds as may be required including but not limited to the above mentioned items in order to finalise, execute such arrangements and completion of the arranged project."

Date: 03-11-2016  
Place: Hyderabad

SD/-  
CHAIRMAN OF THE MEETING

//CERTIFIED TO BE TRUE//

FOR SNP INFRASTRUCTURE LLP



(P.V. RAJU)  
DESINATED PARTNER  
DPIN: 00291356



(P.R.G. RAJU)  
DESINATED PARTNER  
DPIN: 00291337



(P. KIRAN RAJU)  
DESINATED PARTNER  
DPIN: 00291433



GENERAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY (hereinafter referred to as the "Power of Attorney") executed on this the Ninth day of November, Two Thousand Sixteen (09.11.2016):

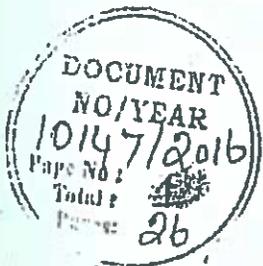
BY : SNP INFRASTRUCTURE LLP, a Limited Liability partnership, incorporated under the Indian Limited Liability Partnership Act, 2008, having its registered office at #680, FNO- 203, Regency House, Durga Nagar Colony, Hyderabad -500 082, represented by its Designated Partner, Mr. P. R. Gopala Raju (hereinafter referred to as the "Principal");

IN FAVOUR OF: M/s. EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED, a company incorporated, registered and existing under the Companies Act, 1956, and having its registered office at 1<sup>st</sup> Floor, Embassy Point, No.150 Infantry Road, Bangalore - 560 001, Karnataka, India, represented by its Authorised Signatory, Mr. S. Vasudevan, duly authorised vide its Board Resolution dated 22<sup>nd</sup> June, 2016 (hereinafter referred to as the "Attorney");

WITNESSES AS FOLLOWS:

- I. WHEREAS we are the sole and absolute owners of all that part and parcel of lands admeasuring 29.485 Acres, more fully detailed in the Schedule hereunder and hereinafter referred to as the "SCHEDULE PROPERTY".
- II. WHEREAS by a Co-Development Agreement dated 20<sup>th</sup> May, 2016, (hereinafter referred to as the "CDA" or "Co-Development Agreement"), we have agreed to jointly develop the Schedule Property with M/s. EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED; and whereas in terms of the said CDA and in compliance thereof, we are executing this Power of Attorney in favour of M/s. Embassy Property Developments Private Limited, to do all such acts, deeds and things as set out herein below;
- III. NOW KNOW ALL MEN BY THESE PRESENTS THAT, We, SNP INFRASTRUCTURE LLP, a limited liability partnership, above named, do hereby nominate, constitute and appoint, M/s. EMBASSY PROPERTY DEVELOPMENTS PRIVATE LIMITED, to be represented by any of its directors or authorized representative, above named, as our true and lawful Attorneys, in our name and on our behalf, to do all or any of the following acts, deeds and things, in regard to the Schedule Property:-

- 1) To appear for and represent us before the Revenue Inspector, Tahsildar, Assistant Commissioner, Deputy Commissioner and other State and Central Government authorities, Village Panchayaths, Town Planning Department, Municipal Councils and other statutory



Embassy Property Developments Pvt. Ltd.

*S. Vasudevan*  
Authorised Signatory

For SNP INFRASTRUCTURE LLP

*P. R. Gopala Raju*  
DESIGNATED PARTNER

offices, bodies etc., apply for and obtain necessary and appropriate orders for clubbing of the Schedule Property, conversion of the Schedule Property and or change of land use of the Schedule Property if required for commercial use in case the land use is changed to any other usage in respect of the Schedule Property, pay the prescribed fees, premiums, and other sums that may be demanded by the authorities and for the said purpose and for purposes set out in this clause to sign and execute necessary Petitions, Applications, Forms, Affidavits, Declarations, Undertakings, Indemnities and other deeds and papers required therefor and for renewal if required and to do all such acts, deeds and things that may be required to achieve the aforesaid purposes.

- 2) To appear for and represent us before the Chennai Metropolitan Development Authority, Chennai Corporation, Municipal Offices, Village Panchayath Office, Government, Semi-Government Offices, Statutory Offices, bodies and in other authorities and offices, apply for and obtain assessment of Schedule Property or portions thereof for municipal taxes, secure Pattas for whole or portions of Schedule Property and also to club the Schedule Property and for the said purposes, sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary for the above.
  
- 3) To appear for and represent us before the Town Planning Department, Tahsildar, Assistant Commissioner, Deputy Commissioner, Government and Semi-Government Offices, Statutory Offices, bodies and other authorities, Chennai Metropolitan Development Authority, Chennai Corporation, The Tamil Nadu Generation and Distribution Corporation Limited, Chennai Metropolitan Water Supply and Sewerage Board, Chennai International Airport Area Planning Authority, State Industries Promotion Corporation of Tamil Nadu Limited, Town Municipal Council, National Highways Authority, State Highways Authority, Southern Railways, Chennai Telephones, Police Department, Airport Authorities, Fire Force Authorities, Industries Department, Tamilnadu State Pollution Control Board, Environment Authorities, Infrastructure and Development Department, Urban Development Department, Housing Development Department, Departments of Energy, Forest and Ecology, Tourism Department and in all other Offices of State and Central Governments etc., and apply for and obtain necessary consents, no objection certificates, permissions, licenses, plans, conversions, change of land use, sanctions, clubbing of the Schedule Property and all other orders required for development and for securing the layout approvals, and the sanction of license and plan/s sanction for the construction of the Schedule Property and also for the procurement of electricity / Power/ Water supply and other infrastructure and all other connected utilities



Easy Property Developments Pvt. Ltd.

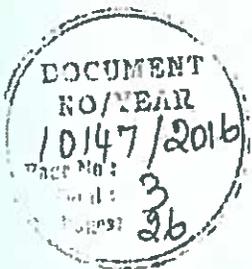
*[Signature]*  
Authorized Signatory

For SNP INFRASTRUCTURE LLP

*[Signature]*  
DESIGNATED PARTNER

and purposes as our attorney may deem it fit from time to time and for the said purposes, sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary therefor and also apply for renewals thereof and pay necessary charges, levies, premiums and all other sums that may be demanded both for sanction/s and/or for renewal/s thereof.

- 4) To gift authorized portions of the Schedule Property to the authorities sanctioning the layout approval, license and plan for development of Schedule Property, as parks, open spaces and other civic amenity sites, road widening etc., on such terms and conditions as the authorities may impose for sanction of license and plan and for the said purposes, sign and execute, gift / transfer deeds to such areas to the Government and/or Local Bodies and/or, Plan Sanctioning Authorities and get the same registered in the manner required under law before the jurisdictional Sub-Registrar.
- 5) To fully develop the Schedule Property and for the said purposes, take steps as are required for clubbing, commencement and completion of the construction, development and providing infrastructure therein.
- 6) To apply for and secure electricity, water and sanitary connections and all other amenities and facilities, whether temporary or permanent and other incidental requirements which may be required in the Schedule Property and/or to the commercial complex to be constructed in the Schedule Property from the authorities concerned from time to time and for the said and other purposes, to sign and execute all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the authorities concerned.
- 7) To deal and correspond with The Tamil Nadu Generation and Distribution Corporation Limited, and/or other service providers for obtaining electricity connection or connections including, making or putting up sub-station/s for and/or in respect of or relating to the commercial complex to be constructed hereafter on the Schedule Property and for the said and other purposes, sign and execute, all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the authorities concerned.
- 8) To deal and correspond with the Chennai Metropolitan Water Supply and Sewerage Board and/or other service providers for obtaining water and sanitary service in respect of or relating to the commercial complex to be constructed in the Schedule Property and the units therein which will be constructed hereafter on the Schedule Property



SNP Infrastructure Property Developments Pvt. Ltd.

*[Signature]*  
Authorized Signatory

For SNP INFRASTRUCTURE LLP

*[Signature]*  
DESIGNATED PARTNER

and for the said and other purposes, sign and execute, all letters, applications, undertakings, declarations, indemnities, agreements etc., as may from time to time be necessary or as may be required by the authorities concerned.

- 9) To apply for and obtain Commencement Certificates or Completion Certificates, Occupation Certificates and all other certificates in respect of the commercial complex to be constructed and completed on the Schedule Property from time to time from the authorities concerned.
- 10) To appear for and represent us before any and all authorities concerned and parties as may be necessary, required or advisable for or in connection with securing of all the permissions, sanctions, connections as stated in the foregoing paragraphs and to make such arrangement and arrive at such arrangements as may be necessary for the Schedule Property and to sign and execute necessary papers, documents, affidavits, undertakings, indemnities, petitions, etc.
- 11) To appear on our behalf and in our name and to represent our interest before the Survey Authorities, Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, and Municipal Offices, Chennai Metropolitan Development Authority, Chennai Corporation and other Government and Semi-Government Offices, for assessment of property and other taxes, securing any layout approval, licences, securing plans for the same or for any other purposes relating to construction on the Schedule Property and its development etc., as may be necessary under any Local Acts, Rules or Regulations and also to appear before any public or Government Office or other authorities whomsoever in any matter relating to the construction of the commercial complex in the Schedule Property .
- 12) To appear for and represent us before any and all authorities concerned and parties as may be necessary, required or advisable for or in connection with the development of the Schedule Property and to make such arrangement and arrive at such arrangements as may be conducive to the development of the Schedule Property;
- 13) And generally, to do all other acts, deeds and things necessary in regard to the management and maintenance of the Schedule Property or any portions/shares thereof;
- 14) to do all or any other acts, deeds and things which are not specifically stated herein and which may be necessary and incidental as per the Co- Development Agreement with reference to the Schedule Property and the Principal hereby undertakes to ratify, all such acts, deeds and things made and executed by the aforesaid Attorney pursuant to this indenture provided that such acts, deeds and things are specifically

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Agency Property Developments Pvt. Ltd.

*[Signature]*  
Authorized Signatory

For SNP INFRASTRUCTURE LLP

*[Signature]*  
DESIGNATED PARTNER

provided for in the Co-Development Agreement in relation to development of the Schedule Property;

- 15) To further delegate any of these powers to any person or persons employed with our company as our Attorney may deem fit, authorising such person/s to do and make all acts and things which our attorney is authorised to do under these presents except the power of sub-delegation.
- 16) No consideration has been received for executing this Power of Attorney and no conveyance has been effected under this Power of Attorney document.
- 17) The Attorney shall maintain and render proper accounts to us, and provide the copies of the documents executed based on this Power of Attorney within 7 (seven) days of execution of such documents. In case any of the said documents are to be registered, the Attorney shall provide copies of the executed documents within 7 (seven) days of execution of such document and provide copies of the respective registered document within a period of 7 (seven) days of the document being released from the office of the Sub- Registrar concerned, pursuant to completion of registration.

WE HEREBY AGREE AND UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever our said Attorney may lawfully do pursuant to the execution of this Power of Attorney.

**SCHEDULE PROPERTY**

All that part and parcel of lands admeasuring 29.485 Acres, comprised in the following Survey Numbers within Ward -C, Block Nos.23 and 24, situated at No.158 (Old No.153), Zamin Pallavaram Village, Pallavaram Municipality, Presently Pallavaram Taluk (earlier Alandur Taluk & Tambaram Taluk), and Kancheepuram District, situated within the Registration District of South Chennai and Sub-Registration District of Pallavaram:

Sl. No.	Plot/Survey No.	T.S. No.	Extent (Acres)	North by T.S. No.	East by T.S. No.	South by T.S. No.	West by T.S. No.
1.	181/1	69	0.05	70/2	46, 48/1 & 52	38	11, 12 & 18
2.	181/2	46	0.63	45/1	44/1 & 47/1	48/1	69
3.	181/3 (part)	47/1	0.47	44/1	47/2	48/1	46
4.	181/4	48/1	0.935	46 & 47/1	48/2	50, 52 & 49/1	69
5.	181/5	52	0.57	48/1	50 & 51	53	69
6.	181/7	50	0.27	48/1	49/1	51, 54/1 & 54/2	51 & 52
7.	181/8	49/1	0.27	48/1	49/2	54/1	50

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Embassy Property Developments Pvt. Ltd.

*[Signature]*  
Authorized Signatory

For SNP INFRASTRUCTURE LLP

*[Signature]*  
DESIGNATED PARTNER

No.	Plot No.	Area	Area	Plot No.	Plot No.	Plot No.	Ward No.
8.	182/1 (part)	70/2	0.08	70/1	42/1 & 45/1	69	2, 3, 4 & 10
9.	182/5	43	0.53	41/1 & 42/2	71	44/2	42/2 & 45/2
10.	182/6 (part), 182/7 (part) and 182/8 (part)	42/1	0.95	42/2	42/2	45/1	70/2
11.	182/9 (part)	45/1	0.54	42/1 & 45/2	44/1 & 45/2	46	70/2
12.	182/10 (part)	44/1	0.46	44/2	44/3 & 71	47/1	45/1 & 46
13.	186/1 (part) 188/1 (part) and 197/1 (part)	79/2	0.01	79/1	Block No. 23	Block No. 23	97/1
14.	186/5B	1/1B	0.28	Block No. 24	2	5	1/1A
15.	186/6	5	0.54	1/1A & 1/1B	4	6, 7, 8 & 9	Block No. 24
16.	186/7A	3	0.125	2	70/2	4	4
17.	186/7B	4	0.375	2 & 3	3 & 70/2	10	5 & 9
18.	186/8A1 and 186/8A2	11	0.54	10	69	12	7 & 12
19.	186/8B	10	0.54	4	70/2	11	7 & 9
20.	187/1	12	0.55	7 & 11	69	16, 17 & 18	13
21.	187/2A	16	0.14	12	17	22	15 & 23
22.	187/2B	17	0.12	12	18	21 & 22	16
23.	187/3	18	0.25	12	69	19 & 21	17
24.	188/2	6	0.13	5	7	7	Block No. 24
25.	188/3	7	0.80	5, 6, 8 & 9	8, 10 & 11	12 & 13	6 & Block No. 24
26.	188/4	8	0.08	6	9	7	7
27.	188/5	9	0.11	5	4 & 10	7	8
28.	188/6A and 188/6B	13	0.54	7 part and 7/1	12 & 15	15	Block No. 24
29.	188/7 and 188/9	15	0.43	13	16	14, 23 & 24	13, 14 & Block No. 24
30.	188/8	14	0.04	15	15	24	Block No. 24
31.	194/1	83	0.15	82	84/1	87/1	Ward D
32.	194/3 (part)	84/1	0.05	82	84/2	87/1	83
33.	194/3	84/3	0.085	84/2	85/1 &	87/2A	84/2

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Authorized Signatory

For SNP INFRASTRUCTURE LLP

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DESIGNATED PARTNER

Sl. No.	Particular Survey No.	S. No.	Extent in Area (Hectare)	North Block No.	Block No.	South Block No.	Weight in S. No.
	(part)				86		
34.	194/4 (part)	85/1	0.08	85/2	93/2	86	84/3
35.	194/5	86	0.08	85/1	93/2	87/3	84/3 & 87/2A
36.	194/6 (part)	87/4	0.22	87/3	93/2	89/1 & 92/1	87/3 & 88/1
37.	194/7 (part)	87/2 A	0.15	84/3	86 & 87/3	88/1	87/2B
38.	194/13 (part)	87/3	0.11	86	93/2	87/4	87/2A
39.	194/8 (part)	88/1	0.19	87/2A	87/4	89/1	88/2
40.	194/9 (part)	89/1	0.20	88/1	87/4 & 92/1	89/2	89/2
41.	194/11 (part)	92/1	0.205	87/4	93/2	91/1 & 92/2	89/1 & 92/2
42.	194/12 (part)	91/1	0.19	92/1	93/2	109	91/2
43.	195/1	93/2	0.07	93/1	94/1 & 95	106	85/1, 86, 87/3, 87/4, 91/1 & 92/1
44.	195/2 (part)	94/1	1.12	94/2	96 & 97/1	95	93/2
45.	195/3A	95	1.02	94/1 & 96	98 & 100	106	93/2
46.	195/3B	98	0.26	96 & 97/1	99 & 100	100	95
47.	195/4	96	0.14	97	97	95 & 98	94/1
48.	195/5 (part)	97/1	0.98	97/2	79/2 & Block No.23	96, 98 & 99	94/1 & 96
49.	195/6	99	0.27	97/1	Block No.23	100	98
50.	195/7	100	0.50	98 & 99	Block No.23	106	95 & 98
51.	196	28	1.02	26 & 27	29	32/1 & 32/2	Block No.24
52.	197/2A	24	0.07	14 & 15	23	25	Block No.24
53.	197/2B	25	0.19	24	23	26	Block No.24
54.	197/3	23	0.27	15	16 & 22	26 & 27	24 & 25
55.	197/4A	27	0.17	23	22 & 29	28	26
56.	197/4B	26	0.40	23, 25 & Block No.24	27	28	Block No.24
57.	197/6A and 197/6A	22	0.27	16 & 17	21	29	23 & 27
58.	197/6B and 197/6B	21	0.26	17 & 18	19 & 20	20 & 29	22
59.	197/7	19	0.28	18	38	20	21

Shree Property Developments Pvt. Ltd.

*[Signature]*  
Authorized Signatory

For SNP INFRASTRUCTURE LLP

*[Signature]*  
DESIGNATED PARTNER

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Sl. No.	Plot No.	Area (sq. m)	Extent (sq. m)	Plot No.	Plot No.	Plot No.	Plot No.
60.	197/8	20	0.25	19 & 21	38	30	21
61.	197/9	30	0.25	20	38	31	29
62.	197/10A & 197/10B	29	0.57	21 & 22	30 & 31	32/2	27 & 28
63.	197/11	31	0.27	30	38	32/2	29
64.	198/1	38	0.06	69	53, 56, 57 & 58	64	19, 20, 30 & 31
65.	198/2	53	0.53	52	54/2	56	38
66.	198/3	56	0.55	53	55/2	57, 60 & 61	38
67.	198/4	60	0.25	56	61	59	57
68.	198/6	57	0.25	56	60	58	38
69.	198/6	58	0.24	57	59	64	38
70.	198/7	59	0.25	60	61	64	58
71.	198/8A	61	0.50	55/2 & 56	62/1	64	59 & 60
72.	198/8B2 (part)	62/2 A	0.24	55/1	62/2B & 63	64	62/1
73.	198/9A2	54/2	0.29	50 & 51	54/1	55/2	53
74.	198/9B2	55/2	0.29	54/2	55/1	61 & 62/1	56
75.	203/1	64	0.07	38, 58, 59, 61, 62/1 & 62/2A	Block No.22	65/1 & 66	32/2
76.	203/2A (part)	65/1	1.23	64	66 & 68/1	65/2	37/1
77.	203/3, 203/4, 203/5 and 203/6	66	0.16 0.12 0.13 0.11	64	Block No.22	67 & 68/1	65/1
78.	203/7A1A and 203/7A1B	68/1	0.59	66 & 67	67 & Block No.22	68/2	65/1
79.	203/7B	67	0.30	66	Block No.22	68/1	68/1
80.	204/1 (part)	32/2	0.10	28, 29 & 31	64	34/1, 35 & 37/1	32/1
81.	204/1 (part)	37/1	0.05	32/2	65/1	37/2	35 & 36/1
82.	204/3A (part)	34/1	0.45	32/2	35	34/2	34/2
83.	204/4	35	1.02	32/2	37/1	36/1	34/1
84.	204/5A (part)	36/1	0.05	35	37/1	36/2	35
Total Extent			29.486				

For SNP Infrastructure LLP  
*[Signature]*  
 Designated Partner

For SNP INFRASTRUCTURE LLP  
*[Signature]*  
 DESIGNATED PARTNER

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IN WITNESS WHEREOF, we have executed this POWER OF ATTORNEY in the presence of the Witnesses attesting hereunder:

**WITNESSES:**

- 1) [Signature]  
Bindu ce, w/o V. Vite,  
#150, Infantry Road,  
Bajaj Nagar
- 2) [Signature]  
Ch Subash CP  
S/o S. Parikarmpalan,  
245, Westworth Nagar,  
S. Kolathur, Korumballoor,  
Chennai - 600 117.

For SNP INFRASTRUCTURE LLP

[Signature]  
DESIGNATED PARTNER

EXECUTANTS/PRINCIPAL

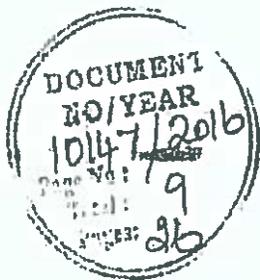
Embassy Property Developments Pvt. Ltd. |

[Signature]  
Authorised Signatory

ATTORNEY

Drafted By:-

[Signature]  
G. Vivekanand, Advocate,  
(Enrolment No. MS - 328/ 2000)  
M/s. Anup S Shah Law Firm,  
No. 11, Venkatraman Street,  
T. Nagar, Chennai - 600 017





## Chennai Metropolitan Development Authority

AREA PLAN UNIT

ACKNOWLEDGEMENT

No. MSB/2017/000423-1

APU No : MSB/2017/000423

Date : 27-06-2017

1. Name of the applicant with address : M/s. SNP INFRASTRUCTURE LLP ,  
P.No.181/183 ,  
200 Ft pallavaram-Thuraipakkam Road ,  
Zamin Pallavaram ,  
Chennai - 600117 .
- Mobile No: : 9940027182
2. Proposal at : S.no.181/2A,3A ,  
Zamin Pallavaram Village ,  
Pallavaram ,  
Chennai.
3. Survey No,Details : Survey No : 181/ 2A,2B,3,4, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 182/ 6,7,8,9,10, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 186/ 5B,6,7A,7B, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 186/ 8A2,8B, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 187/ 1,2A,2B,3, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 188/ 2,3,3A,3B, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 188/ 4,5,6A,6B, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 188/ 7,8,9, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 194/ 4,5,6,7,8, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 194/ 9,11,12,13, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 195/ 2,3A,3B,4, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 195/ 5,6,7, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 196/ 0, ZAMIN PALLAVARAM Village, Tambaram Taluk  
Survey No : 197/ 2A,2B,3,4A, ZAMIN PALLAVARAM Village, Tambaram Taluk

- Survey No : 197/ 4B,5A,5B, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 197/ 6A,6B,7,8, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 197/ 9,10A,10B, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 197/ 11, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 198/ 2,3,4,5,6, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 198/ 7,8A,8B2, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 198/ 9A2,9B2, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 203/ 2,2A,3,4A, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 203/ 4B,5,6, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 203/ 7A1A,7A1B, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 203/ 7B, ZAMIN PALLAVARAM Village, Tambaram Taluk
- Survey No : 204/ 3A,4,5, ZAMIN PALLAVARAM Village, Tambaram Taluk

4. Application Source : Direct

5. Enclosures

- \* PPA Form A/Form B with Court Fee Stamp
- \* CMDA Checklist
- \* Owners Undertaking
- \* Architect Certificate regarding Road Status
- \* Display Format - 2 nos
- \* Patta in favour of present land owner duly attested
- \* Parent Document duly attested
- \* Sale Deed duly attested
- \* Structural Stability Certification with design and drawing duly signed by class - 1LS/Struct. Eng.
- \* 5 sets of plans / 10 sets of plans

6. Payment Details : Paid

Remittance No	Remittance Date	Amount Paid
B004876	27-06-2017	Rs. 450000.00

  
 Admission Counter

Note: Please indicate this SBC No : MSB/2017/000423/MCPD for future reference .

BY REGISTERED POST WITH ACK-DUE

	<p align="center"><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b>          Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,          Chennai - 600 008          Phone : 28414855 Fax: 91-044-28548416          E-mail: <a href="mailto:mscmda@tn.gov.in">mscmda@tn.gov.in</a>          Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
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Letter No. C3(S)/9316/2017

Dated: 23.06.2018

To  
**The Commissioner,**  
 Pallavaram Municipality,  
 Pallavaram.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the Proposed construction of MSB Group Development Building consist of Combined First basement floor for all blocks + Combined Second & Third basement floor for parking & non FSI (excluding service block) with **Block 1, 2, 3, 4, 5, 6:** Ground floor+9 floors each block, **Food Court & Admin block:** Ground floor +2Floor & **Service Block:** Ground floor +1floor for IT/ITES purpose (SEZ) at 200 feet Radial Road, Pallavaram, Chennai – 600 043 bearing T.S. No.1/1B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32/2, 34/1, 35, 36/1, 37/1, 38, 42/1, 43, 44/1, 45/1, 46, 47/1, 48/1, 49/1, 50, 51, 52, 53, 54/2, 55/2, 56,57, 58, 59, 60, 61, 62/2A, 64, 65/1, 66, 67, 68/1, 69, 70/2 of Block No.23, Ward No. C & T S No.79/2, 83, 84, 85/1, 86, 87/2A, 87/3, 87/4, 88/1, 89/1, 91/1, 92/1, 93/2, 94/1, 95, 96, 97, 98, 99, 100 of Block No.24, Ward No. C of Zamin Pallavaram Village at 200 feet Radial Road, Pallavaram, Chennai – 600 043 applied by **M/s. SNP Infrastructure LLP**, rep by M/s. Embassy Property Developments private Ltd (POA) - Approved and forwarded to local body for issue of building license - Regarding.

1. Planning Permission Application received in APU No. MSB /423/2017, dated.27.06.2017.
2. ELCOT NOC received in letter No.GM.ITP & D/ELCOT/1131/FSI-SNP-II/2008, dated 04.04.2008.
3. Environment clearance letter No.21-1105/2007-IA-III GOI, Minstry of Environment & Forest, dated 17.07.2008.
4. Exchange of patta land and channel land issued in G.O.Ms.No.262, Revenue Dept, dated 23.05.2008.
5. ELCOT NOC received in letter No.GM.(ITP & D)/ELCOT/1123/FSI-SNP/2008, dated 24.02.2016.

6. Environment clearance letter No. F2/644/2006-SEZ, GOI, Ministry of Commerce & Industry (SEZ section), dated 12.07.2016.
7. NOC from AAI in letter no. CHEN/SOUTH/B/080516/166749, CHEN/SOUTH/B/080516/166750, CHEN/SOUTH/B/080516/166751, CHEN/SOUTH/B/080516/166752, CHEN/SOUTH/B/080516/166753, CHEN/SOUTH/B/080516/166754, CHEN/SOUTH/B/080516/166755, CHEN/SOUTH/B/080516/166756, CHEN/SOUTH/B/080516/166757, CHEN/SOUTH/B/080516/166758, dated 30.08.2016.
8. Hon'ble high court order dated 13.03.2017 in WP No.44410 of 2016, & WMP Nos.38261/2016 & 3437/2017 issued on 28.03.2017 and with corrections carried out orders received on 18.04.2017.
9. This office letter No.C3(S)/5777/2016, dated 30.05.2017.(PPA returned)
10. NOC from DF&RS in letter R.Dis No.7916/C1/2017, PP NOC No.36/2017, dated 05.05.2017.
11. NOC from IAF in letter No. Air/HQ/17726/4/ats (Ty.BM-MMDCCIII), dated 25.05.2017.
12. Minutes of the 237<sup>th</sup> MSB panel meeting held on 26.07.2017.
13. This office letter even No. dated 04.08.2017 addressed to the Government.
14. Government letter No.056/SECY (HUD)/2017, dated 12.09.2017.
15. This office letter even No. dated 21.09.2017 addressed to the Government.
16. NOC from Police (Traffic) in letter Rc.No.Tr/Licence/872 /19542/2017, dated 06.11.2017.
17. The Government letter (Ms). No.194, H&UD Dept., dated 07.12.2017.
18. This office letter even No. dated 18.12.2017 to the applicant.
19. Your letter dated 02.01.2018 & 03.01.2018.
20. This office letter even No. dated 05.02.2018 to the applicant.
21. Your letter dated 12.02.2018
22. Petition letter dated 17.02.2018 received from Tvl. T.Thagabai & C.Thankamony.
23. Ministry of Commerce & Industry, GOI, Petroleum & explosive safety organization (PESO) letter No. A/P/SC/TN/15/3166 (P418141), dated 23.02.2018.
24. This office letter even No. dated 21.02.2018 to the applicant.
25. Your letter dated 26.02.2018 & 05.03.2018, 09.03.2018.
26. Letter from the chief engineer, PWD, WRD in letter No.DB/T5(3)/F-014931 & 002267, Inundation - Radial Road/2017 dated 08.03.2018.
27. This office letter DC advice letter even No., Dated 05.04.2018.
28. Applicant letter dated 10.04.2018 & 16.04.2018.

- 29. OSR gifted through registered gift deed document no.3060/2018, dated 02.05.2018 & UO note No.TDR/OSR/6807/2018, dated 16.05.2018 and Link road gifted through registered gift deed document no.3059/2018, dated 02.05.2018 & UO note No.TDR/6805/2018, dated 16.05.2018.
- 30. Applicant letter dated 05.06.2018 with undertaking & 13.06.2018.
- 31. OS No.89 of 2017 in Hon'ble District Munisiff Court, Alandur.
- 32. WP No.9842 & 9843/2017 in Honble high Court, Madras

\* \* \*

The Planning Permission for the Proposed construction of MSB Group Development Building consist of Combined First basement floor for all blocks + Combined Second & Third basement floor (excluding service block) for parking & non FSI with **Block 1, 2, 3, 4, 5, 6:** Ground floor + 9 floors each block, **Food Court & Admin block:** Ground floor +2Floor & **Service Block:** Ground floor +1floor for IT/ITES purpose (SEZ) at 200 feet Radial Road, Pallavaram, Chennai – 600 043 bearing T.S. No.1/1B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32/2, 34/1, 35, 36/1, 37/1, 38, 42/1, 43, 44/1, 45/1, 46, 47/1, 48/1, 49/1, 50, 51, 52, 53, 54/2, 55/2, 56,57, 58, 59, 60, 61, 62/2A, 64, 65/1, 66, 67, 68/1, 69, 70/2 of Block No.23, Ward No. C & T S No.79/2, 83, 84, 85/1, 86, 87/2A, 87/3, 87/4, 88/1, 89/1, 91/1, 92/1, 93/2, 94/1, 95, 96, 97, 98, 99, 100 of Block No.24, Ward No. C of Zamin Pallavaram Village at 200 feet Radial Road, Pallavaram, Chennai – 600 043 applied by **M/s. SNP Infrastructure LLP**, rep by M/s. Embassy Property Developments private Ltd (POA) has been examined and Planning Permission is issued based on the Government approval accorded in the reference 17<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 27<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference 2<sup>nd</sup> to 7<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, 26<sup>th</sup> and also subject to the following condition that

- i. **Culvert design to be obtained from Highways Department and execute the same for accessing the road as per the guideline issued by the Highways Department before issue of Completion Certificate.**
- ii. **To raise the level of the OSR & link road gifted area as that of the finished level of the site under reference before applying for Completion Certificate.**
- iii. **Environment clearance should be obtained for additional blocks before commencement of the proposal.**
- iv. **The proposed development can be effected on the disputed land in S.No.198/9A2 & 9B2, TS No.55/3, ward No.C, Block No.23 of Zamin pallavaram village only after sorting out the issue which is pending before the Hon,ble District Munisiff court, Alandur in O.S. No.89 of 2017.**
- v. **No development will be allowed in TS.No.42/2, 44/2 & 45/2 of Zamin Pallavaram village.**

2. The applicant has remitted the following charges in letter dated 23.10.2017 vide Receipt No.B007049, dated 10.04.2018.

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.1,46,00,000/- (Rupees One Crore and Forty Six Lakh Only)
ii)	Balance Scrutiny fee.	Rs.6,90,000/- (Rupees Six Lakh and Ninety Thousand only)
iii)	Regularisation Charges	Rs.59,75,000/- (Rupees Fifty Nine Lakh and seventy Five Thousand Only)
iv)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand only)
v)	Security Deposit for STP	Rs.49,74,000/- (Rupees Forty Nine Lakh and Seventy Four Thousand only)
vi)	Infrastructure & Amenities charges	Rs.18,61,90,000/- (Rupees Eighteen Crore Sixty One Lakh and Ninety Thousand only)
vii)	Shelter Fee	Rs.13,96,42,500/- (Rupees Thirteen Crore Ninety Six Lakhs Forty Two Thousand and Five Hundred only)

3. The applicant has furnished Bank Guarantee for a Rs.21,37,50,000/- in lieu of security deposit for Building from the YES Bank, RK.Salai, Mylapore, Chennai – 600 004 vide BG.No.594GM09180990001, dated 10.04.2018, Valid up to 09.04.2023.

4. The applicant has gifted OSR area through registered gift deed document No.3060/2018, dated 02.05.2018 and link road gifted through registered gift deed document No.3059/2018, dated 02.05.2018 and handed over to the CMDA on 16.05.2018.

5. The Applicant has also furnished an undertaking in letter dated 05.06.2018 to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, ELCOT, PWD, Ministry of Commerce & Industry GOI, PEPSO & Environment Clearance and the conditions imposed by CMDA in the reference 27<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 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. 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, as per the Government orders in the reference 26<sup>th</sup> cited.**

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

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

14. Two sets of approved plans numbered as **C/PP/MSB/IT/25 (S-01 to S-61)/2018, dated 23.06.2018** in **Planning Permit No. 11913** are sent herewith. The Planning Permit is valid for the period from **23.06.2018 to 22.06.2023**.

15. This approval is not final. The applicant has to approach the Commissioner, Pallavaram Municipality for issue of Building Permit under the Local Body Act.

Yours faithfully,

*[Signature]*  
25-6-2018  
for **PRINCIPAL SECRETARY/  
MEMBER-SECRETARY**

*[Signature]*  
25-6-2018

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

**Copy to:**

1.	<b>M/s. SNP INFRASTRUCTURE LLP,</b> Rep. by M/s. Embassy Property Developments private Ltd (POA) Plot No.181/183, 200' Road, Pallavaram Thoraipakkam Radial Road, Zamin Pallavaram, Chennai - 600 043 .	
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.	(With one set of approved plans)
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>Thiru. Dewakar Raja,</b> Registered Architect No. CA/2013/60649 LS Class I No. R.A. 611 No.372, Medavakkam Main road, Ullagaram Chennai – 600 091.	<b>BY SPEED POST</b>
9.	<b>Thiru. H. P. Yogesh, Structural Engineer,</b> Licensed Surveyor No.1812 of 2017-18, Class – I, No.457, 2 <sup>nd</sup> floor, 7 <sup>th</sup> cross, 2 <sup>nd</sup> Main Road, 2 <sup>nd</sup> Stage, BTM Layout, Bangalore, 560076	
10.	<b>Thiru. Md.Zainul Abaddin, Site Engineer,</b> Embassy Techzone, Pallavaram Thuraipakkam Radial Road, Zamin Pallavaram, Chennai 600 0117.	<b>BY SPEED POST</b>