

TAMILNADU INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

E-Tender cum E-Auction of Vacant Plot at Fintech City Nandambakkam, Chennai on Lease basis

Pre Bid Responses

Sl.No	Reference as per RFP	Contents of RFP/Queries received from the prospective bidders email/letter	TIDCO's Clarifications/Replies
Bidder - 1			
1.	General	Query: Has the CMDA approval been received for this layout. A copy to be shared	Yes, CMDA approved layout is attached as Annexure 1
2.	General	Query: Is there a traffic study report available? Since the plots do not directly about the main road, we need to understand how the ingress and egress has been planned.	Yes, Traffic study report will be shared with the successful bidder only.
3.	General	Query: The two plots are located adjacent to the Adyar river. Is there any development restrictions regarding the same?	There are no development restrictions.
4.	General	Query: What is the nature of the plots S1, S2 and A2 which are located in front of S3 plot? Also what is the CMWSSB plot (blue colour) and Gas Station plots (orange) utilised for?	S1, S2 are utility plots. Existing CMWSSB Storm pumping station maintained by metro water as shown in blue colour. Gas station plot will be utilized for only Fintech Tower.
5.	General	Query: Are there any specific benefits which developers get for developing these plots in Fintech City vis-à-vis any normal plot of commercial property?	Government of Tamil Nadu (GoTN) has issued a G.O relaxing development regulations, including plot coverage, setbacks, and parking requirements exclusively for Fintech City. Copy of the G.O is enclosed at Annex-2.

Sl.No	Reference as per RFP	Contents of RFP/Queries received from the prospective bidders email/letter	TIDCO's Clarifications/Replies
6.	General	Query: Autocad drawing of the layout to be shared	The CAD file will be shared with the selected bidder. However, a PDF file of the CMDA approved layout is attached at Annexure 1
7.	General	Query: Is there any minimum % to be leased for fintech post which balance space can be leased to other lessees?	100% of the space must be leased exclusively to Fintech companies. Please refer to Annexure 11 of the Tender Document.
8.	General	Query: Has the cost of the service utilities been finalised (CMWSSB, DCS, STP, CAM and maintenance etc)?	The cost for the service utilities has not yet finalised. The O&M charges for the common utilities provided such as STP, SWM and water facilities will be determined and collected as per Clause 5.16 of Tender document, as decided by the concerned Authority
9	General	Query: Guideline value of the property for calculating the amount payable to the government towards ground coverage relaxation.	Guideline value of Mount Poonthamalle Road in Nandambakkam is Rs.8300/sq. ft (as on date)
10	General	Query: Copy of draft lease deed	The draft lease deed will be shared with the selected bidder. Terms of conditions of lease will be as stipulated in the tender document
11	General	Query: Govt to consider waiving of the EIA requirement considering that all these plots are being leased by the government for specific end use	No. The lessee is responsible for obtaining environmental clearance (EC) for the specific buildings.
12	General	Query:	Common OSR is not a part of the EIA green

Sl.No	Reference as per RFP	Contents of RFP/Queries received from the prospective bidders email/letter	TIDCO's Clarifications/Replies
		If EIA is insisted upon, Govt to confirm if the buyer claim portion of the common OSR as part of EIA green cover requirement.	cover requirement; it is part of the TNCDBR 2019 layout norms. The bidder should provide green cover within their plot as per EIA norms.
13	General	Query: Will the bidder would get the proportionate FSI benefit for OSR and substation lands.	No
14	General	Query: All timelines commence from the issuance of LOA. However, it is not mentioned in the tender when the LOA will actually be issued.	After the completion of tender selection process, the LoA to the Successful bidder will be issued immediately.
15	General	Query: Since both plots are individually auctioned, how can a bidder ensure that they get both lands together (ie. S3 and S4+S5)? For Eg. If a bidder wins the bid for S3 which is being auctioned first but is interested in acquiring only both plots together but does not win the bid for plot S4+S5, what is their recourse?	E- auction will be conducted as per Clause 4.32 Auction Process in the tender document Further, the Sl. No. 4 and 13 of Clause 4.32- Auction Process in the tender document are amended as below: 4. First Auction of Plot Number (S4+S5), starts at specified time 13. After 30 Minutes from the closure of Auction of Plots Number (S4+S5), the Auction of Plot Number S3 would start and the procedure would be similar as above.
16	General	Query: Are both plots within 500 meters of the metro connectivity?	Yes.,

Sl.No	Reference as per RFP	Contents of RFP/Queries received from the prospective bidders email/letter	TIDCO's Clarifications/Replies
Bidder - 2			
17	General	Query: Can both the plots be combined as single development, if yes, can all development related approvals can be obtained as single plot?	Yes. Amalgamation of land/plot is allowed as per the TNCDBR with written permission of the Competent Authority i.e. CMDA.
18	General	Query: What is the maximum Height is permitted?	The permissible Top Elevation above Mean Sea Level (AMSL) is 61.5 meters, as per the NOC granted by AAI for Fintech Tower in the same layout. However, the lessee mandatory to obtain the NOC for the allotted plot from the concerned authority independently.
19	General	Query: What is the Setbacks rule? Can it be single setback if the plots are amalgamated?	Please refer the G.O.(Ms). No.161 is attached as Annexure 2 and also refer query No.17
20	General	Query: What is the Ground coverage allowed for development?	Please refer the G.O.(Ms). No.161 is attached as Annexure 2
21	General	Query: Is there any waiver of premium FSI?	No waiver on premium FSI.
22	General	Query: Will restaurant with liquor permission will be allowed as part of development to create F&B option for our clients? If yes, what will be the maximum limit area which can be lease for F&B. Same clarification for childcare centre, gym and other recreational activity for our client employees?	Any amenities can be developed as part of the buildings to service the occupants/employees, as per norms.
23	General	Query:	Subleasing of land is not permitted; Subleasing

SI.No	Reference as per RFP	Contents of RFP/Queries received from the prospective bidders email/letter	TIDCO's Clarifications/Replies
		Do we have to take any specific permission before signing lease with our clients?	the built-up area is allowed with prior intimation to TIDCO/Government. Please refer to Clause No. 5.12.5 of the tender document
24	General	Query: Is there any specific condition for sub lease?	Please refer reply to the query at S.No.23
25	General	Query: When will be next plot auction will take place and what will be its size	Auction of other plots will be held periodically, based on the direction of Government. Pls refer CMDA layout for size of plots

**Managing Director
TIDCO**

ANNEXURE - I

சென்னை மாநகராட்சி

Greater Chennai Corporation

Building Plan Approval - Fee collection Receipt

Receipt No: 2024-25/HQ/0828268 Receipt Date: 04-09-2024
Name: MS TAMIL NADU INDUSTRIAL DEVELOPMENT CORPORATION LTD REP BY ITS MD
Address: NO.19A, RUKMINI LAKSHMIPATHI SALAI, EGMORE, CHENNAI-600 008.

This is the Computer Generated Receipt Signature and Seal is not required

GREATER CHENNAI CORPORATION
Town Planning Department
Ripon Buildings
Chennai - 600003.
ANNEXURE
Date: 26.09.2024.

TP.D.C.No.D1 / LA / SD / WDCN12 / 00678 / 2024

M/s. Tamil Nadu Industrial Development Corporation Ltd
rep by its Managing Director,
No.19A, Rukmini LakshmiPathi Salai,
Egmore,
Chennai - 600008.

Approval for planning permission application for Proposal for laying out of Commercial and Residential sites in the land comprised in S.Nos.93/3 part, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122/1, 2, 123, 124, 125, 126, 127, 128, 129, 130, 131/1, 132, 133, 134/1, 2, 136/1A1, 141/1, 2 & 174 of Nandambakkam Village, Alandur Taluk, Division - 158, Zone - 12, Chennai District of Greater Chennai Corporation.

Asst. Exe. Engineer (TP) Executive Engineer (TP)

SITE EXTENT (AS PER SITE) : 224893.07 SQ.M
ROAD AREA : 35632.21 SQ.M
PARK AREA : 19119.99 SQ.M
PUBLIC PURPOSE AREA(1%) : 1989.90 SQ.M
TOTAL NO OF PLOTS : 20 Nos.

FILE NO: LAYOUT-2/0193/2023

NOTE:

- 1. SPLAY - 1.5M x 1.5M
2. MEASUREMENTS ARE INDICATED EXCLUDING SPLAY DIMENSIONS

CONDITIONS:

- (I) THE APPLICANT SHOULD FOLLOW THE CONDITIONS MENTIONED BY THE CE, PWD, WRD, CHENNAI REGION, CHEPAUK, CHENNAI-6. LETTER NO.D8/75(3)/P-5479 NANDAMBAKKAM TIDCO 06494/2023 DATED 09.08.2023 ARE TO BE COMPLIED BY THE APPLICANT BEFORE ISSUING OF THE LAYOUT APPROVAL BY THE COMPETENT AUTHORITY (LOCAL BODY)
1. The applicants land should be filled with earth with proper compaction to the level of (+)12.740m to protect the site from inundation during floods. The process of earth filling and compaction should be done in layers of not more than 0.30m depth to achieve the required degree of compaction for a depth varying from 2.10m to 4.49m depending upon the existing field levels and the existing applicant land should be raised to a level of (+)12.740m i.e. 1.2799m above the Nandambakkam Check Dam Crest level of (+)14.750m MSL. And it is specifically recommended to construct the superstructure (i.e. Ground floor/basement top) 13.815m. The regular activities in the proposed building should be only from first floor to counteract the problem of inundation during flood season. Hence, the basement floor of this building is preferable to be used as still floor, car parking or may be used as office floor rather than sensitive purposes, so as to safe guard the public and valuable things in the applicant site. The all-round payment level within the site should not be less than (+)12.740m.

Technical Suggestion:

- (a) The applicant should prepare the layout proposal by considering the suitable internal storm water drainage network as micro drains, rainwater harvesting, roads with road side drains and sewerage treatment plant and its disposal & garbage's /debris and other solid waste management disposal as per norms in existence within the applicant land according to the existing rules in force and should get proper approval from the competent authority without fail. The sewage or any unhygienic (treated or untreated) drainage should not be let into the drain/channel at any cost and the debris and construction materials should not be dumped into the drain/channel obstructing free flow of water. The applicant should make drain networks at their own cost and the same to be connected to the natural storm water drainage or channel/drain.
(b) The applicant should provide necessary setback distance (Not less than 3m) within the site based on the site condition all along the tank boundary as per the norms in existence and as per the rules in force of CMDA (as per the circular issued by the office of the Commissioner of Town & Country Planning, Chennai - 2 side Roc. No.4387/2019-042/Dated 13.03.2019) during development and there should be construction activities in the specific setback areas in future also. The CMDA should issue completion certificate only after obtaining compliance certificate NOC from WRD.
(c) The applicant for this land should get a clearance certificate from the Revenue department to make sure that the site is not an encroached property of the water body as well as confirming this site boundary. The applicant lands are seemed to be rotpayan land which would be classified as Wet & Dry lands. Hence, these lands are to be converted into other zone from the agricultural zone by the competent authority.
(d) The sewage water from the applicants' land should not be let into the drains and for the disposal of the sewage water and suitable arrangements should be made for the same by the applicant and as well as the construction materials/debris/garbage should not be dumped into the channel/tank at any cost.
At any cost, sewage/sullage should not be let into channel, and the garbage, debris and construction materials should not be dumped into the channel/river restricting the free flow of water.
If the applicant needs to construct a permanent compound wall on the all-round boundary of the applicant land, it has to be held only after demarcating the boundary in presence of the revenue officials.
The applicant must get the clearances from all relevant departments such as MOEF, TN-SEIAA, Pollution Control Board and CRZ, CRRT, etc., if mandatory, before executing the project.
The owner of the document received from the applicant in respect to the ownership is purely of applicant responsibility and it is only for reference purpose to this department. The legal validity of this document should be verified by the Development/ Revenue authorities. The specific remarks on inundation are purely issued on technical grounds in respect to the physical location of land.
Failing to comply with any of the above conditions, WRD reserves the rights to withdraw the permission on above survey number on inundation point of view and in that event, the applicant shall not be eligible for any compensation what so ever and as well as legal entity.
(ii) LOCAL BODY SHOULD ENSURE COMPLIANCE OF ALL THE CONDITIONS STIPULATED BY WRD, PWD IN THEIR LETTER NO.D8/75(3)/P-5470 NANDAMBAKKAM TIDCO 06494/2023, DATED:09.08.2023, AND SHALL OBTAIN LETTER FROM WRD CONFIRMING THE COMPLIANCE OF THE CONDITIONS BEFORE THE SANCTION AND RELEASE OF THE LAYOUT.
(iii) (VITNCDBR-2019) RULE NO-47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN G.O.Ms.No.16, MAWS (MA) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNNG ISSUE No.41, DATED:31.01.2020:
ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE". WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGECODI OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE ACTUAL SANCTION OF THE LAYOUT.
(VITNCDBR-2019, RULE NO-47 (11))
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE (LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.
(VI) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.
(VIIB) RULE NO-29 (7)(b)
IN CASES OF INDUSTRIAL ESTATES DEVELOPED BY GOVERNMENT AGENCIES THE AUTHORITY RESERVES THE RIGHT TO ALLOW THEM TO RETAIN THE SPACES SET APART FOR ROADS AND THE RECREATIONAL SPACES AS PARKS / PLAY GROUNDS AND MAINTAIN THEM FOR THE PURPOSES OF THE SATISFACTION OF THE AUTHORITY. ACCORDINGLY THE APPLICANT IS PERMITTED TO RETAIN AND MAINTAIN THE ROADS AND PARK FOR THE PURPOSE SET APART.
(VIIC) THE PLANNING PERMISSION FOR CONSTRUCTIONS IN EACH OF THE PLOTS TO BE OBTAINED SEPARATELY.
(VIIE) THE LEVEL OF THE LAYOUT SITE SHOULD BE RAISED UP TO THE ADJACENT EXISTING ROAD AND MAXIMUM FLOOD LEVEL TO AVOID INUNDATION.
(VIIF) NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.
(VIIG) ON LINE PATTA IN FAVOUR OF TIDCO TO BE FURNISHED DURING THE DEVELOPMENT AT THE SITE UNDER REFERENCE.

சென்னை மாநகராட்சி
Town Planning Section-Works Department
சட்ட அமைப்பு
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சட்டம்
சட்டம்

Layout Approved vide no.
1/1989/2023/2024
dt: 26/09/2024

PLANNING PERMISSION
APPROVED BY CMDA

Chennai Metropolitan Development Authority
PLANNING PERMIT

PERMIT No: 15899
Date: 21.08.2024
Nature of Development: Proposed layout of Commercial and Residential sites in the land comprised in S.Nos. 93/3 part, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122/1, 2, 123, 124, 125, 126, 127, 128, 129, 130, 131/1, 132, 133, 134/1, 2, 136/1A1, 141/1, 2 & 174 of Nandambakkam Village, Alandur Taluk, Division - 158, Zone - 12, Chennai District of Greater Chennai Corporation.

PERMISSION is granted to the layout/applicant on the condition that the construction should be completed within the stipulated time period. If it is not possible to complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is renewed before the expiry date, the planning permission application has to be submitted by continuing the construction work when the Development Control Rules may be currently in force at that time will be applicable. If the construction already put up is in violation of the approved plan and in violation of laws, planning permit will not be renewed.

Table with columns: S.No, Particulars, Amount, Date. Includes details of planning permit fees and charges.

Assistant Executive Engineer (T.P.) Executive Engineer (T.P.)

GREATER CHENNAI CORPORATION
TAMILNADU INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

LAYOUT SHOWING THE COMMERCIAL AND RESIDENTIAL SITES DEVELOPMENT FOR FINTECH CITY PHASE - I IN S.NO. 93/3 PART, 109 TO 121, 122/1,2, 123 TO 130, 131/1, 132, 133, 134/1 2, 136/1A1, 141/1, 2, & 174 OF NANDAMBAKKAM VILLAGE.

SCALE : 1:800 (ALL MEASUREMENTS ARE IN METRE)

OWNER'S SIGNATURE: R. Bhama
LICENSED SURVEYOR: JEGANATH JB ARCHITECTS
APPROVED: Planning Permit No. 15899, Date: 21.08.2024

ANNEXURE - II



ABSTRACT

Urban Development – Relaxation of building norms under purview of Tamil Nadu Combined Development and Building Rules, 2019 in respect of development of FinTech City in Nandambakkam – Orders – Issued.

Housing and Urban Development [UD4(1)] Department

G.O.(Ms).No.161

Dated: 16.09.2024.

குரோதி வருடம், ஆவணி 31
திருவள்ளூர் ஆண்டு 2055.

Read:

From the Member Secretary, Chennai Metropolitan Development Authority, D.O. Letter No. C3(N)/9926/2024, dated 02.07.2024.

(addressed to Managing Director, Tamil Nadu Industrial Development Corporation Limited)

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ORDER:

In the D.O. letter read above, the Member Secretary, Chennai Metropolitan Development Authority has stated that the Tamil Nadu State Government launched the five-year Tamil Nadu Fintech Policy 2021 with the ambitious objective of positioning the state as a global leader in Fintech by 2025. This policy aims to transform Chennai into a prominent Fintech Hub. The Government has directed TIDCO to implement FinTech city in Nandambakkam, Alandur Taluk, Chennai district. This proposed site falls under the Airport zone, and therefore, the permissible height of the building is 52.2m from AMSL, which restricts the construction of more floors and the built-up area in this project site compared to other projects. Hence in this regard to improve the attractiveness of the project it has requested to provide relaxations in setback norms, plot coverage ratio, and parking requirements to enable them to achieve higher FSI for their proposed buildings.

2. The Member Secretary, Chennai Metropolitan Development Authority has further stated that after examining the request of Managing

Director, Tamil Nadu Industrial Development Corporation Limited the following are recommended:-

- (i) The proposed Fintech city project site is located adjacent to the Chennai Trade Centre and well-connected with a good road network. This site directly abuts Mount - Poonamallee Road whose width is more than 18.0m and as per the Second Master Plan for Nandambakkam Village is 27.0m. Also, the site is about 120m from the proposed Chennai Trade Centre Metro Station. This proposal aligns with the aspirational goals of Chennai as a well densified Compact, Mixed-Use, and Transit Oriented Development as envisaged in the Second Master Plan, 2026 for the Chennai Metropolitan Area.
- (ii) Concerning the setback relaxation, the Directorate of Tamil Nadu Fire and Rescue Services Department (DFRS) has submitted that the minimum requirement of setback. To achieve higher FSI, the setback regulation as per TNCDBR-2019 needs relaxation and the minimum setback requirement indicated by DFRS can be taken as new standards.
- (iii) It is also evident that the parking requirement for the proposed development would be huge in numbers as per the current norms. However, the site is located near the station area with a good public transport facility. So the parking requirement may also be considered to be relaxed. Additionally in this area, it will not be difficult to control illegal parking on streets and move people to use public transport. To address this challenge, a reduction in car parking requirements may be considered on the lines of the draft proposal submitted by the consultant on the review of the Tamil Nadu Combined Building and Development Rules, 2019 (TNCDBR,2019). As per the proposal, the overall parking may be converted into a percentage of the total built-up area. Thus, in this case for commercial development similar percentage-based norms may be adapted.
- (iv) With respect to the increase in Plot Coverage ratio, in comparison with other Indian cities, it is observed that in Gurugaon, for cyber cities or cyber parks the allowable ground coverage is 40%. Similarly in Delhi, maximum ground coverage is 40% for the entire TOD zones. Contrarily in Hyderabad, the coverage is governed by the minimum all-around setbacks to be left and the organized open spaces to be left.

3. The Member Secretary, Chennai Metropolitan Development Authority in his D.O. letter addressed to Managing Director, TamilNadu Industrial Development Corporation Limited, dated 02.07.2024 has

suggested relaxation of development rules in respect of the following :-

- a) FSI upto 6.5 on par with the FSI proposed for Central Tower of CMRL or to consider global FSI for the entire site as the land ownership is with TIDCO.
- b) setback relaxation as agreed by TNFRS.
- c) parking requirement as 35% of total built up area instead of the current norms in Tamil Nadu Combined Development and Building Rules, 2019 .
- d) Parking norms for persons with disabilities as given below :-
 - (i) Upto 50 cars – 1 per 10 cars
 - (ii) Upto 100 cars – minimum of 4 cars
 - (iii) Above 100 cars – 4% for the cars above 100.
- e) Increase in plot coverage ratio from 50% to 60% with a condition that proportionate increase in OSR space to be reserved which is to be over and above the mandatory 10%.

4. The Government after careful examination have decided to issue the following relaxation of development rules of Tamil Nadu Combined Development and Building Rules, 2019 in respect of Fintech city project in Nandambakkam, Alandur Taluk, Chennai district.

- (a) Gross FSI of 4.875 (Base FSI of 3.25 + premium FSI of 1.625) for the entire site area of 2,24,893 sq.m. can be applied as the entire site including roads and park are under the ownership of TIDCO and no relaxation in respect of FSI will be required.
- (b) Set back requirements relaxed to the extent minimum required for TNFRS operations as given in the tabulation below:-

Height of the building (m)	Set back (m)
Upto 30	7
Above 30 to 36	8
Above 36 to 52	9
Above 52 to 57	10
Above 57 to 63	11
Above 63 to 69	12
Above 69 to 75	13
Above 75 to 81	14

Above 81 to 88	15
Above 88 to 120	16
Greater than 120	18

- c) Parking requirement shall be 35% of total built up area of each block instead of the current norms prescribed in Tamil Nadu Combined Development and Building Rules, 2019.
- d) The existing norms of reserving 10% of the total number of parking lots for disabled persons shall be retained.
- e) Maximum plot Coverage relaxed as 60% instead of the existing 50% subject to payment of guideline value for the additional land area covered by the building in excess of the permissible 50% coverage.

5. The Member Secretary, Chennai Metropolitan Development Authority is directed to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

**KAKARLA USHA
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Member Secretary,
Chennai Metropolitan Development Authority, Chennai-600 008.
The Secretary to Government,
Industries, Investment Promotion & Commerce Department,
Chennai - 600 009.
Copy to
The Special Personal Assistant to Hon'ble Minister for
(HR&CE) Chennai-600 009.
The Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department,
Chennai-600 009.
Stock File/Spare Copy.

//FORWARDED BY ORDER//

Govt. Secy
16/09/24
SECTION OFFICER.
16/9/24