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ELCOT/ITPD/FSI/CMDA/2022



05.12.2022

To
The Member Secretary
Chennai Metropolitan Development Authority
Thalaimuthu Natarajan Building
No.1, Gandhi Irwin Road, Egmore
Chennai – 600 008

Sir,

Sub: ELCOT- ITPD – FSI – Issue of NOC to CMDA – Single Window Approval System - Online NOC integration with the department through Single Window Portal – Submission of details as sought by CMDA – Reg.

Ref : 1. Letter No.Comp/e-Gov/7689/2021 dated 14.10.2022 of CMDA
2. D.O.Letter No.Comp/7689/e-Gov/2021 of the Member Secretary, CMDA dated 24 11.2022

This is with reference to your letter cited at reference above, wherein ELCOT has been requested to furnish details with respect to Online NOC integration with the department through Single Window Portal. The details as sought in the letter are furnished below:

1.To share the guidelines framed for issuance of NOC

ELCOT vide G.O. Ms. No.13 of Information Technology Department dated 16.08.2002, has been designated by the Government as Certifying Authority for the purpose of Development of IT Parks and for availing exemption for FSI and other norms from the CMDA.

ELCOT is following the guidelines for issuance of NOC towards availing FSI benefits and refund of Caution Deposit as per the rules framed by the Government vide the following G.O.s :

- G.O. Ms.No.180, Urban and Housing Development (UD) Department dated 25.05.1998.
- G.O.Ms. No.15 of Information Technology Department dated 21.07.2004.

- Tamil Nadu Combined Development and Building Rules, 2019
- G.O.(Ms). No.16, Municipal Administration and Water Supply (MA.1), Department dated 31.01.2020.

A copy each of the above G.O.s enclosed for reference.

Rules for development of Information Technology Parks as per the above G.O.s is detailed below :

The development of land and building for the purpose of development of Information Technology Park, Software and its associated, Computer Technology, Bio – Informatics units shall be certified by the appropriate authority designated by the Government for the purpose, to avail the concessions. The norms / rules to be fulfilled for availing FSI benefits are stated below:

➤ **Activities:**

- Manufacture of hardware, development of software and its associated computer – communication technology applications, bio-informatics units including offices, conference halls and projection theatres connected therewith, only shall be permitted. No showrooms, other offices, residential uses and activities of similar nature shall be permitted.

➤ **Road width:**

- 12 Meters in width or gain access from a passage of not less than 12 meters width which connects to a public road of not less than 12 meters width.

➤ **Floor Space Index:**

- (a) Normally permissible FSI is allowable according to the development.
- (b) Premium FSI charges shall not be levied for additional FSI up to 0.5 for Developments abutting 18.0m and above wide roads and FSI up to 0.25 for Developments abutting 12.0m and up to 18.0m wide road.

- (c) Premium FSI charges are applicable for Premium FSI achieved over and above 0.5 / 0.25 for Developments.

➤ **Caution Deposit:**

- (a) Caution deposit to be made by the applicant not being a Government Department or Agency before issue of Building Permission shall be 10% of the guideline value of the land area or 20% of the Guideline value of the land area equal to which the additional floor area is availed, whichever is higher. The Caution Deposit is acceptable in the form of an Irrevocable Bank Guarantee issued in the format prescribed, in the favour of the Executive Authority of Local Body from any Schedule Bank.
- (b) The Bank guarantee shall be kept alive till a final decision is taken by the Executive Authority of Local Body.
- (c) The Bank guarantee towards Caution Deposit is returnable after a period of five years, from complete occupation and commencement of commercial operation subject to confirmation by a certificate from the appropriate authority (ELCOT) certifying that the building is put into continuous use of Information Technology (IT) Parks or Bio Informatics units for the said five years.
- (d) If the building is utilized for any other purpose during this period and the occupancy confirmation certificate from the appropriate authority (ELCOT) is not furnished, the Bank Guarantee shall be invoked and the caution deposit shall be forfeited by transferring the same to the Executive Authority of local Body's account.
- (e) The Caution Deposit referred to above shall be different from and over and above the Security Deposit to be paid in the normal course of issue of Building permit.
- (f) The decision of the Executive Authority of Local body is final in the invocation or release of Bank Guarantee.

Issue of NOC towards refund of Caution Deposit.

As stated above, the Bank guarantee towards Caution Deposit is returnable after a period of five years, from complete occupation and commencement of commercial operation subject to confirmation by a certificate from the appropriate

authority (ELCOT) certifying that the building is put into continuous use of Information Technology (IT) Parks or Bio Informatics units for the said five years.

On submission of valid documentary proof such as certificate issued by Software Technology Parks of India (STPI), etc, for the same, ELCOT will issue NOC for refund of Caution Deposit. **Hence, it is hereby requested that a provision may be made available in the online portal for submission of application by the Applicant for refund of Caution Deposit and issue of NOC for the same by ELCOT.**

It is hereby informed that ELCOT is in the process of developing its own online portal for management of its SEZs. A provision is also being made in the portal for the Applicants to apply for issue of NOC for availing FSI benefits for construction of building for IT/ITES purpose.

Consolidated Rules with relevant G.O's along with clauses are detailed in the table below:

SL.No	DESCRIPTION	G.O.Ms No	Clause Details & Page No.
1	<u>Activities (A)</u>	Tamil Nadu Government Gazette Extraordinary G.O.Ms. No.18 Municipal Administration and Water Supply dated 04.02.2019	Clause No.40 Point No.2, Page No.45
2	<u>Road Width (B)</u>	G.O.Ms.No.16 Municipal Administration & Water supply dated 31.01.2020	Amendments No.10 in rule 40,(a) Page No.11
3	<u>Floor Space Index (C)</u>	G.O.Ms.No.16 Municipal Administration & Water supply dated 31.01.2020	Amendments No.10 Point b and c Page No.12
4	<u>Caution Deposit (D)</u>	Tamil Nadu Government Gazette Extraordinary G.O.Ms.No.18 Municipal Administration and Water Supply dated 04.02.2019	Clause No.40 Point No.5 (a,b,c,d,e,f) Page No.45
5	<u>Issue of NOC towards refund of Caution Deposit (E)</u>	Tamil Nadu Government Gazette Extraordinary G.O.Ms.No.18 Municipal Administration and Water Supply dated 04.02.2019	clause No.40 Point No.5 (c) at Page No. 45 & 46

2. To provide contact details of the Nodal Officers.

B.Shobha Rani

Deputy Manager (ITPD)

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3. To provide timeline required for the issuance of NOC

30 days from the date of submission of application provided the required documents are submitted in full and valid.

4. To share the requirement for user credentials

File for issuance of NOC for availing FSI benefits to companies for construction of IT/ITES Buildings across the State is being initiated by a single person. Hence, District wise user credential may not be required.

One login for Creator and one for the Approver is required.

For ELECTRONICS CORPORATION
OF TAMIL NADU LIMITED


MANAGING DIRECTOR