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To,

The Real Estate Regulatory Authority
1st Floor, CMDA Tower II, Door No 1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai 600 008

Sir,

Sub – Application for the grant of registration of our project (Tower 4B) comprising of 272 no of units to be set up at survey numbers 380/1 of Mangadu Village, Mangadu — Kundrathur Main Road, Pallavaram Taluk, Kancheepuram District, Chennai, Tamil Nadu. – **Clarification for Online Query dated 11.04.2025**

Ref No: 1. Application Submitted on 4th Nov 2024
2. Our Affidavit dated 7th April 2025
3. Online Query dated 11.04.2025

With reference to the above-mentioned file, we would like to clarify the following with respect to the car parking workings

Online Query Dated 11.04.2025 : The promoter has furnished carpet area statement for Block 4A and 5. For Block 4A the promoter has declared that the extent of all the dwelling units is less than 50 sq.m and hence car parking will not arise.

Regarding Block 5 it is observed that there are dwelling units with floor area more than 75 sq.m wherein 1 car space is required with floor area for every 75 sq.m. But the promoter has mentioned that “Block 5 has 312 dwelling units and out of 312 dwelling units, 152 nos of dwelling units are having floor area with less than 50 sq.m. Hence no car space is required for 152 dwelling units. The remaining 160 dwelling units are having floor area ranging from 50 sq.m to 75 sq.m, hence 1 car space for every 2 dwelling units is required. (i.e) 80 Nos of car space is required and same has been provided.

It is to be mentioned that out of 312 dwelling units, it is verified from the carpet area statement furnished by the promoter that there are 160 dwelling units with floor area of more than 75 sq.m. The carparking required are 160 Nos for Block 5. Hence the promoter may be directed to furnish revised carpet area statement showing 160 car parking for 160 dwelling units with floor area more than 75 sq.m and 76 car parking for 152 dwelling units with floor area of 50 to 75 sq.m (Total carparking required 216).

As already explained in our Affidavit dated 7th April 2025 in Query No:5, we submit the following for your kind consideration –

It is to be observed that at the time of Planning Permission/Building Permit approval, Mangadu was a Panchayat. Therefore, CMDA has accorded the planning permit on 09.12.2017 (PP No: C/PPMSB/53(S1 to S69)/2017), considering the then status of Mangadu as a Panchayat. The norms as applicable for the panchayat were strictly followed, including that of car parking.



Site Office :

No.123/1, Mangadu Kundrathur Main Road,
Mangadu, Chennai - 600122. Ph: 044 26790513.

Registered Office :

Cybercity, Green Hills, Near HI-Tec City MMTS,
IDL Road, KPHB, Hyderabad - 500018.
Ph: 040 3999 3999, email: wecare@cybercity.in
CIN : U45309TG2017PTC115389

It is pertinent to note that Mangadu became a Municipality in 2021, four years after the approval has been accorded by the CMDA to this project. Therefore, we humbly submit that this project falls under the norms that are applicable for the Panchayat, not as a Municipality.

As per the TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019, Annexure IV Parking Requirement– Part I: (1) Residential (Page 106), the parking norms are as below

- The dwelling units with Floor Area of up to 50 sqm in **Panchayat areas**, do not require to be provided with car parking.
- Dwelling units with Floor area above 50 sqm and upto 75 sqm require only 1 two-wheeler space.
- **Dwelling units with Floor area above 75 sqm and upto 100 sqm require 1 car parking for every 2 dwelling units and 1 two-wheeler space for every dwelling unit**
- Dwelling units with Floor area above 100 sqm require 1 car space for every 100 sqm

The Floor Area of dwelling units in this Tower 4A are less than 50 sq m and are Economically Weaker Section in nature. As you had rightly observed in the query, Tower 4A does not require car parking.

Regarding Block 5 it is observed that there are dwelling units with floor area as below

SL no	Unit Floor Area	No of Units	Car parking required	Car parking Provided
1	Less than 75 sqm	152	NIL	Not Applicable
2	Range of 75 sqm to 100 sqm	160	80	113
3	Above 100 sqm	Nil	Not Applicable	Not Applicable
	TOTAL			113

Hence car parking provided as per the planning permit PP No: C/PPMSB/53(S1 to S69)/2017 - dt: 09.12.2017, (planning permit no 11181 in letter no: C3(S)/4665/2017 dt: 09.12.2017) are for Block 5 only and more than required number of parking have been provided.

We request your good office to kindly grant the required approval as soon as possible.

Thanks & Regards,

Yours faithfully,

M/s. Cybercity Builders and Developers Pvt Ltd



Dated: 11.04.2025

Place: Chennai



தமிழ்நாடு தமில்நாடு TAMILNADU

9.1.2025

Cybercity Mangadu Project Pvt Ltd

EV, 036579

M. VENUGOPAL

Stamp Vendor L. No: 11/CH (S) / 2010
No. 41/22, Kamatchi Amman Koil Street,
Mangadu, Chennai- 600122.

AFFIDAVIT

I, Mr. Murugesan Ramasamy, aged 59 years, son of Ramasamy, residing at Villa No.5-G, Lane-5, Voora Villa 96 Bhaktha Vedantha Samy Road, Akkarai, Chennai, Tamil Nadu, India - 600119, being the Authorized Signatory of M/s.Cybercity Mangadu Project Pvt Ltd, having its registered office at Cybercity, Greenhills Road Near Hitec City MMTS, KPHB, Hyderabad, Telangana, India - 500018., do hereby solemnly affirm and declare on oath as follows:

1. That I am the Authorised Signatory of M/s. Cybercity Mangadu Project Pvt Ltd, a company duly incorporated under the Companies Act, 2013, and I am duly authorized to swear this affidavit on behalf of the said company vide Board Resolution dated 7th October 2024.
2. That the said company is the developer of the real estate project titled "Tower-4B – Rainbow Heights" located at Survey No.379/1a, 380/1, which is applied for registration with the Tamil Nadu Real Estate Regulatory Authority (TNRERA).
3. That I am fully conversant with the facts and circumstances of the said real estate project and am competent to depose this affidavit.
4. That the Tamil Nadu Real Estate Regulatory Authority (TNRERA) has, vide its queries dated 4th April 2025, directed the developer to comply with certain conditions pertaining to the above-mentioned project. A copy of the said communication is annexed herewith as Annexure A.
5. That I, on behalf of M/s.Cybercity Mangadu Project Pvt Ltd, hereby undertake and solemnly affirm that the developer shall fully comply with all the conditions stipulated by TNRERA as mentioned in the aforesaid communication, including but not limited to:



(Handwritten signature)

Query No.1: *The Planning Permission is valid up to 08.12.2025 where as the completion date declared is 14.10.2027.*

Whereas, CMDA vide their letter no.EC/C-I/11317/2024, dated 25.09.2024 had confirmed the validity of the planning permission up to 08.12.2027 [Attachment No 1]. Whereas, the Mangadu Municipality has also accorded the Building Permit vide their ந.க.எண் 733/2020/எப் நபர் 05.10.2024 [Attachment 2]. Whereas RERA for Phase-2 of the same project was issued by your good office vide Project Registration No.TN/Building/0459/2023 dated 15/11/2023 with validity until October 2028. [Attachment 3]

Query No.2: *EIA Validity expired on 12.09.2024 and hence fresh EIA clearance to be furnished.*

Whereas, we have obtained EC from State Level Environment Impact Assessment Authority, Tamil Nadu vide their letter No. SEIAA/TN/F.6397/EC/8(b)/620/2018 dt 31.12.2018 [Attachment 4].

Whereas, Ministry of Environment, Forest and Climate Change Impact Assessment Division, Govt. of India Vide their office Memorandum F.No.1A3-22/28/2022-1A.111[e 181584] [Attachment 5] has increased the validity of Environment Clearance to 10 years. Please refer to Section 2(i) of the said Office Memorandum which read as follows:

“ The validity of the Environmental Clearances which had not expired as on the date of publication of Notification ie, 12/04/2022, shall stand automatically extended to respective increased validity as mentioned at para No. 1 Column (C)”.

Therefore, we humbly submit that EC validity for this project is up to 31.12.2028.

Query No.3: *2/3rd Consent from the allottees of Block 4.*

Whereas, Appendix Notification to the Real Estate (Regulation and Development) Act, 2016 (Central Act 16 of 2016), the Government of Tamil Nadu, which took effect from 22.06.2017, Explanation II & III of Section 4 (Pages 3 & 4) has made provisions for the projects which are to be developed in phases. [Attachment 6]. We hereby submit that we have fully complied with this clause and have duly entered the agreement to this effect with the buyers. [Page 20 & 21 of Attachment 7]

Moreover, no units were sold from Tower 4B until this date.

Furthermore, the Tower 4 has been changed to Tower 4A & Tower 4B as per TN RERA letter ref: TNRERA/2963/2024 dt 03.10.2024. [Attachment 8]



Therefore, we humbly submit that a separate consent is not required since we have already complied with as stated above. We have also not sold any dwelling units until this date.

Query No.4: Bank statement of the transaction done in allotment in Block 4.

Whereas, no units were sold from Tower 4B until this date. The bank statement for Tower 4B is attached. [Attachment 9].

Query No.5: The promoter has shown car parking in the approved plan but car parking is not shown in the carpet area statement.

Whereas, as per the TAMIL NADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019, Annexure IV Parking Requirement– Part I: (1) Residential (Page 106), the dwelling units with Floor Area of up to 50 sq m in Panchayat areas, do not require to be provided with car parking [Attachment 10]. Note: At the time of Planning Permission/Building Permit approval, Mangadu was a Panchayat. It became Municipality as per G.O 116 dt 07.12.2021. Whereas, the Floor Area of dwelling units in this tower are less than 40 sq m and are Economically Weaker Section in nature.

Whereas, the Car parking shown in the approved plan are meant for Tower 5.

6. That I further undertake that the promoter shall be responsible for any loss/damages that might arise due to non-compliance by the promoter on the above queries vide para no.5.
7. That I further undertake that if any loss arises to the buyers as a result of this undertaking, the Promoter shall be responsible to compensate the same.
8. That I further undertake that the promoter shall adhere to all provisions of the Real Estate (Regulation and Development) Act, 2016, the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, and any other applicable guidelines or directions issued by TNRERA from time to time.
9. That this affidavit is being submitted to TNRERA to confirm our commitment to comply with the requested conditions, and I assure that all necessary steps will be taken to ensure timely and lawful execution of the same.
10. That the statements made hereinabove are true to the best of my knowledge, information, and belief, and I have not concealed any material facts.

Solemnly affirmed at Chennai on this 7th day of April, 2025.



R. Murugesan

Authorised Signatory

Cybercity Mangadu Project Pvt Ltd




தமிழ்நாடு அரசு
Government of Tamil Nadu



ABSTRACT

Rules – Framing of the Tamil Nadu Combined Development and Building Rules, 2019 – Notification - Issued.

MUNICIPAL ADMINISTRATION AND WATER SUPPLY (MA.I) DEPARTMENT

G.O.(Ms) No.18

Dated: 04.02.2019
(Thiruvalluvar Aandu 2050,
Vilambi, Thai - 21)

Read:

1. From the Secretary, MoUD, GOI, D.O.No.K-14011/ 83/2016-UD-II, dated 12.09.2016.
2. From the Member-Secretary, CMDA, letter No.C1/ 20172/2013, dated 09.03.2017 and 02.06.2017.
3. G.O.Ms.No.81, MAWS(MA1) Dept, dated 21.08.2018.
4. From the Principal Secretary/Member-Secretary, CMDA, D.O.Ir.No.C1/14867/2018, dated 24.10.2018.
5. Meeting held on 22.11.2018 to discuss the recommendations of the Committee on the comments from public.
6. From the Principal Secretary/Member-Secretary, CMDA, D.O.Ir.No.C1/14867/2018, dated 29.11.2018.
7. The Public (SC) Department, letter No.C.D No.18 (02/2019), dt.19.01.2019, communicating the Extract of the Minutes the meeting of the Council of Ministers held on 18.01.2019.

ORDER:

There is a need to ensure more efficient and sustainable utilization of scarce land, ensuring availability of land for various purposes to make housing more affordable, ensure effective enforcement of regulations relating to development and building construction and to promote ease of doing business in the State of Tamil Nadu. Therefore, the Government after careful consideration, have decided to revise and re-issue various existing Building Rules under various Acts for Corporations, Municipalities, Town Panchayats and Village Panchayats and Development Rules/Regulations issued under the Tamil Nadu Town & Country Planning Act, 1971 as the Tamil Nadu Combined Development and Building Rules, 2019.

2. The Tamil Nadu Combined Development and Building Rules, 2019 are aimed at simplifying the rules and procedure for approval, for development of layouts and buildings with focus on safety, security and sustainability as also to enhance consistency and transparency. This exercise

Annexure – IV

[See rule 38 (4) and 39 (8)]

Parking Requirements

- (a) For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity parking spaces and parking facilities shall be provided within the site to the satisfaction of the Executive Authority and conforming to the standards specified below.
- (b) The portion of the site affected by street alignment shall not be reserved for parking.

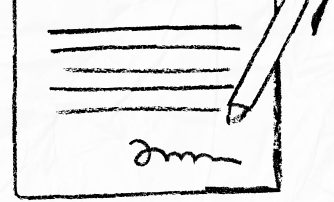
PART-I

(1) Residential

(A) Corporation or Municipal Areas		(B) Panchayat Areas	
Dwelling Unit with	Number of Parking Spaces	Dwelling Unit with	Number of Parking Spaces
Floor area upto 25 sq.m	Nil	Floor area upto 50 sq.m	Nil
Floor area above 25 sq.m and upto 50 sq.m	1 Two Wheeler space	Floor area above 50 sq.m and upto 75 sq.m	1 Two Wheeler space
Floor area above 50 sq.m and upto 75 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit	Floor area above 75 sq.m and upto 100 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit
Floor area above 75 sq.m	1 car space for every 75 sq.m	Floor area above 100 sq.m	1 car space for every 100 sq.m
Visitors Parking: In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above rounded to the nearest whole number where number of dwelling units exceeds six.			
Note: 1. In cases where the number of car parking spaces required in an ordinary residential building does not exceed 3 in number, separate driveway or aisle is not necessary. 2. In cases of flatted residential development where the number of car spaces required for a dwelling unit does not exceed 2 in number separate aisle is not necessary for the second car space required for that dwelling unit.			

(2) Shops/Shopping Centres/Departmental Stores/Super Markets

(A) Corporation or Municipal Areas		(B) Panchayat Areas	
Floor Area	Number of Parking Spaces	Floor Area	Number of Parking Spaces
Upto 50 sq.m	Nil	Upto 75 sq.m	Nil



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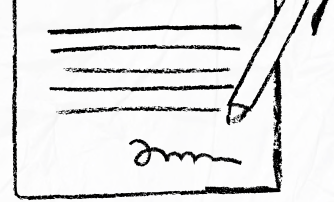
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