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BY REGISTERED POST WITH ACK.DUE

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|  | <p align="center">CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</p> <p align="center">Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008</p> <p align="center">Phone : 28414855 Fax: 91-044-28548416</p> <p align="center">E-mail: mcmda@tn.gov.in Web site: www.cmdachennai.gov.in</p> |
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Letter No C3(S)/10481/2016

Dated: 10/02/2017

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

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division –Planning Permission Application for the Proposed construction of Combined Double Basement floors for **Block No. 1 to 8; Block No.1 & 2:** Ground floor + 12 floors – IT/ITES Office building; **Block No. 3 :** Ground floor+3 floors+ 4 floor(Part) Canteen building; **Block No. 4 :** Ground floor + 2 floors - L&D Center; **Block No.5, 6,7 & 8 :** Ground floor - Security building, Electrical panel building, Gas Bank Room & Open Air Theatre; and **Block No. 9 :** Ground floor + 1st floor – Service building; **Block No. 10 :** Basement floor + Ground floor+1st floor(Part) - IT/ITES Office and Product Development facility building at plot No.13,15,16 ELCOT IT/ITES layout bearing S.No. 602/3 pt of Sholinganallur village, Chennai applied by **M/S. Ford Motor Private Ltd (FMPL),** – Approved and forwarded to Local Body for issue of Building License – Reg.

- forwarded by*
- Ref**
1. PPA received from Tamilnadu Industrial Guidance & Export Promotion Bureau in Lr No. EVC/Ford R&D/2016, dated 6.07.2016.
 2. Planning Permission Application received in the APU No. MSB/473/2016, dated 08.07.2016.
 3. The Government letter No.8707/MID.1/2016-1 (Industries (MID.1) Dept), dated 21.7.2016.
 4. Minutes of 232nd MSB Panel meeting held on 26.07.2016.
 5. This office letter even no. dated. 17.08.2016 addressed to the Government.
 6. NOC from AAI issued in Letter No. CHEN/SOUTH/B/071216/149972; CHEN/SOUTH/B/071216/149973 & CHEN/SOUTH/B/071216/149974 dated 19.08.2016.
 7. NOC from DF & RS issued in Letter K. Dis. No. 12755 / C1 / 2016, PP/ NOC-Single Window No.11/2016, dated 12.09.2016.
 8. NOC Amendment from DF & RS issued in, Letter R.Dis.No.21974/C1/2016, dated 09.12.2016.

13/2

Plan & applicant

10/2/17

Received the applicant's copy.

C. Sateesh Kumar

10/2/2017

C. SATEESH KUMAR

G.M - Operations

M: 9940015261

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9. Environment Clearance in Lr.No.SEIAA/TN/F.5313/EC/8(b)/491/2016, dated 07.09.2016.
10. NOC from Police (Traffic) in Letter no. Rc. No. Tr./Licence/919/17563/2016, Dated 10.10.2016.
11. The Government Letter (Ms) No. 179, H&UD dept, dated 25.10.2016.
12. This office DC advice in letter even no. dated 17.11.2016 addressed to the applicant.
13. Minutes of the CSO meeting held on 9.12.2016.
14. Applicant letter dated. 29.11.2016 enclosed undertakings
15. Applicant letter dated 14.12.2016, 22.12.2016.
16. Tamil Nadu Industrial Guidance & Export Promotion Bureau letter no. Ford R& D/2016, dated 5.12.2016.
17. This office letter even No. dated 02.01.2017 address to the TNIG&EP Bureau .
18. This office letter even No. dated 02.01.2017 address to the applicant.
19. Applicant letter dated 02.01.2017, 13.01.2017 enclosed undertakings
20. Government letter No.2143/MID.1/2016 Industries (MID.1) Dept., Dated 11.01.2017.

The Planning Permission Application received in the reference 1st & 2nd Cited, for the Proposed construction of Combined Double Basement floors for **Block No. 1 to 8; Block No.1 & 2:** Ground floor + 12 floors – IT/ITES Office building; **Block No. 3 :** Ground floor+3 floors+ 4 floor(Part) - Canteen building; **Block No. 4 :** Ground floor + 2 floors - L&D Center; **Block No.5, 6,7 & 8 :** Ground floor - Security building, Electrical panel building, Gas Bank Room & Open Air Theatre; and **Block No. 9 :** Ground floor + 1st floor – Service building; **Block No. 10 :** Basement floor + Ground floor+1st floor(Part) - IT/ITES Office and Product Development facility building at plot No.13,15,16 ELCOT IT/ITES layout bearing S.No. 602/3 pt of Sholinganallur village, Chennai has been examined and Planning Permission is issued based on the Government approval accorded in the reference (13th) cited subject to the usual condition putforth by CMDA including compliance of conditions imposed by the Government agencies in the references 6th to 9th cited and also subject to following conditions:

i).Regularization charges of Rs. 85,00,000/- (Rupees Eighty Five Lakhs) shall be remitted by the ELCOT while granting approval for the revision of layout. If ELCOT fail to remit the regularization charge, completion certificate will not be issued for M/S. Ford Motor Private Ltd (FMPL).

ii). The applicant shall obtained NOC from PWD on inundation point of view, Indian Air Force & Explosive Department for HSD diesel tank, and the same to be furnished after complying with the conditions mentioned thereon, before applying for Completion Certificate.

iii). The applicant shall obtained the necessary consent from the TNPCB for the industries product development & Research facility.

iv). As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total Terrace area by the applicant.

2. The applicant in the reference 14th cited has remitted the following charges:

| Sl. No | Description | Amount | Receipt No. & date |
|--------|---|--|--|
| i) | Development charge for land and building under Sec.59 of the T&CP Act, 1971 | Rs.71,85,000/- (Rupees Seventy One Lakh and Eighty Five Thousand Only) | Receipt No.B002877, date 24.11.2016 |
| ii) | Balance Scrutiny fee | Rs.3,30,000/- (Rupees Three Lakhs and Thirty Thousand Only) | |
| iii) | Security Deposit (For Building) | Rs.9,67,50,000/- (Rupees Nine Crore Sixty Seven lakh and Fifty Thousand only) | Bank Guarantee No.0009BGR0071117 dated 25.11.2016. |
| iv) | Security Deposit for Display Board | Rs.10,000/- | Receipt No.B002877, date 24.11.2016 |
| v) | Security Deposit (For STP) | Rs.25,47,000/- (Rupees Twenty Five Lakhs and Fourty Seven Thousand only) | Bank Guarantee No.0009BGR0071217 dated 25.11.2016. |
| vi) | Infrastructure & Amenities charges | Rs.9,55,10,000/- (Rupees Nine Crore Fifty Five lakh and Ten Thousand Only) | Receipt No.B002877, date 24.11.2016 |

3. The applicant has furnished the Bank Guarantee towards Security Deposit for proposed building in B.G.No. 0009BGR0071117 & towards Security Deposit for proposed STP in BG No. 0009BGR0071217, dated 24.11.2016 from ICICI Bank, Nungambakkam High Road, Chennai. 600 034. The above said Bank Guarantee's are valid up to 24.11.2019.

4. The applicant has furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police(Traffic), DF&RS, and AAI in letter dated 29.11.2016 in the reference 14th cited.

5. The Greater Chennai Corporation is requested to ensure water supply and sewage disposal facility for the proposal before issuing building permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulations and enforcement action will be taken against such development.

6. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 C3(S)/10481/2016

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 sufficiency as well as for supervision in the prescribed formats.

7. 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. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

8. 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.

9. Applicant shall not commence construction without obtaining building permit from the local body concerned. Temporary lightning arrestor must be erected before commencement of the construction and maintained properly during the entire construction period and regular lightning arrestor is erected.

10. Two sets of approved plans numbered as **C/ PP/ MSB/5(S-1 to S-28)/2017**, dated **10.02.2017** in **Planning Permit No. 11131** are sent herewith. The Planning Permit is valid for the period from **10.02.2017** to **09.02.2020**.

11. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,




for **MEMBER-SECRETARY**

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



Copy to:

1. **M/S. Ford Motor Private Ltd (FMPL),**
Rep be Thiru J.Sreenivasan Director,
1B, RMZ Millennia, 143, Dr.MGR Road,
(North Veeranam Salai), Perungudi,
Chennai - 600 096.
2. **The Deputy Planner,** (With one set of approved plans)
Enforcement Cell (South), CMDA, 
Chennai-600 008.
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.
4. **The Director of Fire & Rescue Service** (With one set of approved plans)
Greens Road, Chennai-600 006.
5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road,
Chintadripet, Chennai-600 002.
6. **The Additional Deputy Commissioner of
Police (Traffic),**
Vepery, Chennai-600 007.
7. **The Chief Engineer,**
TNEB, Chennai-600 002.
8. **Thiru. Dhinesh.T.** (By speed post)
CA/2009/43967
10/1, 2nd Street, Kasturibai Nagar,
Avadi, Chennai – 600 054.
9. **Thiru. S.Soundarapandian M.E** (By speed post)
(Structural Consultant) Licensed Surveyor
L.S. No. 2004, Class – I, No.5,
Jeyavinayagar Koil Street,
Adayar, Chennai – 600 020.
10. **V.SaiPrasad,** Site Engineer, (By speed post)
Module 4A, A'Block, 10th Floor,
SP Infocity, No.40, MGR Salai, Perungudi,
Chennai.600 096

11. FLEET

12. ~~SI~~ Guidelines Bureau

my spm letter copy
for information and
record.