

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

Dated : .11.2016

To

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.

Sir,

Sub: CMDA – Area Plans Unit – MSB (S) 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 - Remittance of DC & Other Charges - Reg.

- 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. Govt. letter (Ms) No. 179, H&UD dept, dated 25.10.2016.

The Proposal received in the reference 1st 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

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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 is under process. To process the application further, you are requested to remit the following by ⁷6 ^{seven} (**Six**) separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai- 600 008, at Cash Counter (between 10.00 A.M and 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit, CMDA, Chennai-8 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):

i)	Development charge for land building under Sec.59 of the T&CP 1971	Rs.71,85,000/- (Rupees Seventy One Lakh and Eighty Five Thousand Only)
ii)	Balance Scrutiny fee	Rs.3,30,000/- (Rupees Three Lakhs and Thirty Thousand Only)
iii)	Regularisation charge	Rs.85,00,000/- (Rupees Eighty five Lakh Only)
iv)	Security Deposit (For Building)	Rs.9,67,50,000/- (Rupees Nine Crore Sixty Seven lakh and Fifty Thousand only)
v)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten Thousand Only)
vi)	Security Deposit (For STP)	Rs.25,47,000/- (Rupees Twenty Five Lakhs and Fourty Seven Thousand only)
vii)	Infrastructure & Amenities charges	Rs.9,55,10,000/- (Rupees Nine Crore Fifty Five lakh and Ten Thousand Only)

You are also requested to remit the sum of **Rs 500/-** (Rupees Five Hundred only) by cash towards contribution of Flag Day.

2.The security deposit is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

Security Deposit is refundable amounts without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of /whole of the building/site to the approved plan security deposit will be forfeited. Further, if the security deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

3. (i) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise for such payment.
- (ii) Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum **for amount payable towards DC for Land & Building, Regularization Charges, OSR Charges & Premium FSI Charge and at the rate of 6% per annum for amount payable towards I&A charges** from the date of issue of the advice up to the date of payment.
- (iii) Accounts Division shall work out the interest and collect the same along with the charges due.
- (iv) No interest is collectable for security deposit.
- (v) No penal interest shall be collected on the interest amount levied for the belated payment of DC, OSR, Reg. Charges, Demolition Charges and Parking Charges within 15 days from the date of remittance of DC, OSR charges etc.
- (vi) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

4. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

5. You are also requested to comply the following:

- a. Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under DR 4(i) d of Annexure-III:-
 - b. i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.
 - ii) In cases of Multi-storied Building both qualified Architect and qualified structural Engineer who should be a Class-I Licensed Surveyor shall be associated and the above information to be furnished.
 - iii) A report to writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan, similar report shall be sent to CMDA when the building has reached up to plinth level and thereafter every three months at various stages of the construction/development certifying that the work so far completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.
 - iv) The owner shall inform Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervising the work under reference and intimate the stage of construction

at which he has taken over. No construction shall be carried on during the period intervening between exit of the previous Architect/Licensed Surveyor and entry of the new appointee.

- v) On completion of the construction the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.
- vi) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board/Agency. The applicant shall comply with all other statutory/administrative / clearance/ approval/sanction requirements in respect of the proposed development.
- vii) When the site under reference is transferred by way of sale/lease or any other means to any person before completion of the construction, the party shall inform CMDA of such transaction and also the name and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the Planning Permission.
- viii) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- ix) If there is any false statement, suppression or any misrepresentations of facts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- x) The new building should have mosquito proof overhead tanks and wells.
- xi) The sanction will be revoked, if the conditions mentioned above are not complied with.
- xii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
 - a. Undertaking (in the format prescribed in Annexure-XIV to DCR, a copy of it enclosed in Rs.20/- stamp paper duly executed by all the land owner, GPA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
 - b. Details of the proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in cases of Multi-storied buildings, Special buildings and Group developments.
- xiii) An Undertaking to abide the terms and conditions put forth by DF&RS, Police (Traffic), AAI,IAF, Environment Clearance and PWD in Rs.20/- Stamp Paper duly notarized.

5. You are also requested to furnish the following particulars:

1. Revised Plan rectifying the following defects.

- a. Clear setback to be shown in all blocks.
- b. Ramp (DA) measurement and setback at all crucial points to be shown.
- c. Driver's toilet and rest room to be deleted in the combined basement floor.
- d. Basement floor to be shown in section at canteen block and gas bank block.
- e. Measurement and text in the floor plan to be furnished readable in L&D Block.
- f. The non-FSI electrical room to be renamed as Meter Room.
- g. Parapet wall height 1.0m to be shown.
- h. Column at terrace floor to be removed in Block-I.
- i. Cross section along the OHT to be shown (Block-I).
- j. Basement floor clear height to be shown.
- k. Aerial arrestor to be shown in service block.
- l. Existing & Formed ground level and height of the building, & total height of the building are to be shown in section. (since the site under reference is 0.90 to 1.50m is lower than ELCOT road)
- m. Area statement in plan has to be furnished correctly.
- n. Cross section along ramp (basement floor) to be furnished.
- o. Installation details for the proposed industry development has to be furnished.
- p. Internal Auto Bay of minimum of size 3.50x11.0m & Bell moth shape for the entry & exit to be provided as per Traffic (police) NOC.

2. ~~NOC from DF&RS. (Specific remarks on provision of connecting corridor between office building and canteen block at 2nd floor level), PWD (On grid inundation point of view), IAF, Explosive department for HSD, and also PWD Inundation point of view to be furnished.~~

3. Clear copy of site sketch annex with copy of lease deed to be furnished.
4. FMB for the site under reference to be furnished.

6. The issue of planning permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development Charge and other charges (excluding Scrutiny Fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DR, which has to be complied before getting the Planning permission or any other reason provided the construction is not commenced and claim for refund is made by the applicant.

7. This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Greater Chennai Corporation.

Yours faithfully,


for **MEMBER-SECRETARY**

Copy to:

1. The Chief Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner,
Greater Chennai Corporation.
Chennai – 600 003.
3. The Executive Vice Chairman
TamilNadu Industrial Guidance and Exports Bureau,
No.19A, Rukmani Lakshmipathy Road,
Egmore, Chennai.600 008.

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