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BY REGISTERED POST WITH ACK-DUE

	<p align="center">CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY 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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Letter No. C3(S)/17480/2017

Dated: .09.2018

To
The Commissioner,
 Greater Chennai Corporation,
 Chennai - 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the revision and additions to the earlier approved plan for proposed construction of Combined Double Basement Floor for Block No. 1 to 8; **Block No. 1 & 2:** Office Buildings – Double Basement Floor + Ground Floor + 12 Floors + 13th Floor (part); **Block No. 3:** Canteen Building- Double Basement Floor + Ground Floor + 3 Floors + 4th Floor(part); **Block No.4:** L & D Centre – Double Basement Floor + Ground Floor + 2 Floors; **Block No. 5,6, 7 & 8** - Security Building, Electrical Panel Building, Gas Bank Room & Open Air Theatre – Double Basement Floor + Ground Floor; **Block No. 9-** Service Building: Basement Floor + Ground Floor + First Floor; **Block No.10:**Product Development Facility Building- Basement Floor + Ground Floor + First Floor(part) for IT /ITES with Learning and Development Centre at plot no.13, 15, 16 in approved layout for Electronic Corporation of Tamil Nadu bearing S.No. 602/3(part) of Sholinganallur Village, Greater Chennai Corporation limit applied by **M/s. Ford Motor Pvt. Ltd (FMPL)** - Approved and forwarded to local body for issue of building license - Regarding.

26/9/18


- Ref:
1. Planning Permission Application received in APU No. MSB /0075/ 2017, dated 18.12.2017.
 2. NOC from IAF in letter No.TC/14758/2/ATC(PC-552), dated 15.06.2017.
 3. NOC from AAI in letter No. CHEN/SOUTH/B/071216/14; CHEN/SOUTH/B/071216/149973, CHEN/SOUTH/B/071216/149974, 22.07.2016.
 4. Environmental Clearance (EC) letter No. SEIAA/TN/F.5313/EC/8(b)/491/2016, dated 07.09.2016.
 5. Earlier proposal approved by this office vide PP No. C/PP/MSB/05 (S1 to S28)/2017 in letter no.C3 (S)/10481/2016 dated 10.02.2017. Minutes of the 240th MSB panel meeting held on 19.04.2018. This office letter even no. dt. 02.05.2018 addressed to the Government Govt. letter (Ms) No. 97 H & UD Dept. dated 13.07.2018.
 9. Applicant letter dated 02.08.2018.

Mean time applied copy
 Received the applicant copy.
 R. Meenakshi
 25/9/18

C3(S)/ 17480/2017

Senior Engineer. 9940199066
 Ford motor Pvt Ltd



10. NOC from DF & RS in letter R.Dis. No. 1823/C1/2018, dated 08.03.2018 & R.Dis. No. 7910/C1/2018, dated 11.05.2018.
11. NOC from Police (Traffic) in letter Rc.No. Tr./License/113/2867/2018, dated 11.05.2018.
12. NOC from PWD in letter no. DB/T5(3)/F – Inundation – Sholinganallur /2016, dated 27.07.2018.
13. This office letter even no. dated 27.08.2018 addressed to the Government.
14. Govt. letter No. 8222/MID -1/2018, dated 10.08.2018.
15. TNPCB consent order No. 1806111703011, dated 10.08.2018. Proceedings No.T2/TNPCB/F.1079MMN/RL/MMN/W/2018, dated 10.08.2018 & consent order No. 1806211703011, dated 10.08.2018, Proceedings No. T2/TNPCB/F.1079MMN/RL/MMN/A/2018, dated 10.08.2018.
16. This office DC advice letter dated 31.08.2018.
17. Applicant letter dated 31.08.2018 enclosing the Structural Stability Certificate vetted by the PWD.
18. Applicant letter dated 04.09.2018, 12.09.2018, 14.09.2018 & 17.09.2019 with undertakings.
19. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017
20. GO (Ms) No.135, dated 21.07.2017 (shelter Fee)
21. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
22. ELCOT letter No. ELCOT/ITPD/SHO-SEZ/FORD/2016, dated 14.09.2018

* * *

The Planning Permission for the revision and additions to the earlier approved plan for proposed construction of Combined Double Basement Floor for Block No. 1 to 8; **Block No. 1 & 2:** Office Buildings – Double Basement Floor + Ground Floor + 12 Floors + 13th Floor (part); **Block No. 3:** Canteen Building- Double Basement Floor + Ground Floor + 3 Floors + 4th Floor(part); **Block No.4:** L & D Centre – Double Basement Floor + Ground Floor + 2 Floors; **Block No. 5,6, 7 & 8** - Security Building, Electrical Panel Building, Gas Bank Room & Open Air Theatre – Double Basement Floor + Ground Floor; **Block No. 9-** Service Building: Basement Floor + Ground Floor + First Floor; **Block No.10:**Product Development Facility Building- Basement Floor + Ground Floor + First Floor(part) for IT /ITES with Learning and Development Centre at plot no.13, 15, 16 in approved layout for Electronic Corporation of Tamil Nadu bearing S.No. 602/3(part) of Sholinganallur Village, Greater Chennai Corporation limit in the reference 1st cited has been examined and Planning Permission is issued based on the Government approval accorded in the reference 8th cited subject to the usual conditions put forth by CMDA in reference 16th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd, 4th, 10th, 11th, 12th & 15th cited and subject to the following conditions:

- i) **The applicant should be obtained the NOC from Petroleum & explosive safety Organization for HSD tank.**
- ii) **In respect of revised ELCOT layout and payment of regularization charges, The ELCOT in their 210th Board meeting held on 30.08.2018, has resolved to pay the Regularisation charges of**

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Rs.85,00,000/- (Rupees Eighty Five lakhs only) by ELCOT to CMDA for the building plan submitted by M/s.Ford Motors Pvt.ltd and for the approval of revised layout plan submitted by ELCOT with CMDA before regularising the Sholinganallur ELCOT layout. If not, Completion Certificate will not be issued in favour of M/s.FORD Motor Pvt.Ltd.

2. The applicant has remitted charges after adjusting payment made in the earlier Planning Permission issued in the reference 5th cited as follows.

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3 (S)/10481/2016	Balance Amount paid now in receipt no. & dated.
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.74,40,000/- (Rupees Seventy Four Lakh and Forty Thousand only)	Rs.71,85,000/- (Rupees Seventy One Lakh and Eighty Five Thousand only) vide Receipt No.B002877, dt.24.11.2016	Rs. 2,55,000/- (Rupees Two Lakh and Fifty Five Thousand only) Receipt No.B008089, dated 07.09.2018.
ii)	Balance Scrutiny Fee	Rs.3,45,000/- (Total amount of Scrutiny Fee for this proposal is Rs.7,18,409.42 (Already remitted on 7.12.2017 for Rs.3,77,935/-). Balance scrutiny fee charge is Rs.3,45,000/-)	-	Rs. 3,45,000/- (Rupees Three Lakh and Forty Five Thousand only) (after adjusting the fees paid for the proposal) Receipt No.B008105, dated 12.09.2018.
iii)	Security Deposit (For Building)	Rs.10,08,50,000/- (Rupees Ten Crores and Eight Lakh and Fifty Thousand only)	Rs. 9,67,50,000/- (Rupees Nine Crore and Sixty Seven Lakh and Fifty Thousand only) vide B.G. No. 0009BGR0071117, dated 25.11.2016 issued by the ICICI bank, Nungambakkam, Chennai – 600 034.	Rs.41,00,000/- (Rupees Forty One Lakh only) Bank Guarantee furnished.
iv)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten thousand only)	-	Rs. 10,000/- (Rupees Ten thousand only) Receipt No.B008089, dated 07.09.2018.



v)	SD for STP	Rs.26,10,000/- (Rupees Twenty Six Lakh and Ten Thousand only)	Rs.25,47,000/- (Rupees Twenty Five Lakh and Forty Seven Thousand only) vide B.G. No. 0009BGR0071217, dated 25.11.2016 issued by the ICICI bank, Nungambakkam, Chennai – 600 034.	Rs. 70,000/- (Rupees Seventy Thousand only) Bank Guarantee furnished.
vi)	Infrastructure & Amenities Charges	Rs. 9,77,50,000/- (Rupees Nine Crore and Seventy Seven Lakh and Fifty Thousand only)	Rs.9,55,10,000/- (Rupees Nine Crore and Fifty Five Lakh and Ten Thousand only) vide Receipt No.B002877 dt.24.11.2016.	Rs.22,40,000/- (Rupees Twenty Two Lakh and Forty Thousand only) Receipt No.B008089, dated 07.09.2018.
vii)	Shelter Fee	Rs.17,00,000/- (Rupees Seventeen Lakh only)	NIL	Rs.17,00,000/- (Rupees Seventeen Lakh only) Receipt No.B008089, dated 07.09.2018.

3. The applicant has furnished the Amendment dated 15.09.2018 to the earlier Bank Guarantee from ICICI Bank, Nungambakkam High Road, Chennai – 600 034 in lieu of Security Deposit for Building & STP.

Bank Guarantee No & Date of issue	Expiry Date	Claim Expiry date	Amount of Bank Guarantee
0009BGR0071117 dated 25.11.2016 Amendment dated 15.09.2018	31.08.2023	31.08.2023	INR 100850000.00
0009BGR0071217 dated 25.11.2016 Amendment dated 15.09.2018	31.08.2023	31.08.2023	INR 2617000.00

4. Earlier, Planning Permission issued for the 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 was issued in the



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reference 5th cited hereby stands canceled, and revised Planning Permission the site under reference for IT/ITES buildings ^{and Product development facility building} hereby issued.

5. The Applicant has also furnished an undertaking in letter dated 17.09.2018 to abide by the terms and conditions put forth by Government agencies such as Police (Traffic), DF&RS, AAI, IAF, PWD, Environment Clearance, TNPCB and also the conditions imposed by the CMDA in the reference 16th cited.

6. 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.

7. 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.

8. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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 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 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 Design Sufficiency as well as for supervision in the prescribed formats.

9. 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.

10. 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.

11. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be , in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate regulatory Authority, as per the Government orders in the reference 20th cited.

12. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

13. Applicant shall not commence construction without building approval from the local body concerned. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

14. Two sets of approved plans numbered as **C/PP/MSB-IT/37 (S-01 to S-27)/2018, dated 24 .09.2018** in **Planning Permit No. 11925** are sent herewith. The Planning Permit is valid for the period from **24 .09.2018 to 23.09.2023**.

15. 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,

[Handwritten signature]

[Handwritten signature]
24/9/18

For **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

2/31

[Handwritten signature]
24/9/18

[Handwritten signature]
24/9/18

[Handwritten signature]
24/9/18

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

Copy to:

1.	M/s. Ford Motor Pvt. Ltd., Rep. by its Director Thiru J. Srinivasan, No. 1B, RMZ, Millennia 143, Dr. M.G.R. Road (North Veeranam Salai) Perungudi, Chennai – 96.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans) <i>[Handwritten signature]</i> 27/9/18



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3.	The Director of Fire & Rescue Service No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	The Additional Commissioner of Police (Traffic), Greater Chennai, Vepery, Chennai-600 007.	
5.	The Chief Engineer, CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	The Chief Engineer, TNEB, Chennai-600 002.	
7.	The Commissioner of Income Tax No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	Thiru. Dhinesh.T. Architect CA/2009/43967 10/1, 2 nd Street, Kasturibai Nagar, Avadi, Chennai – 600 054.	(By speed post)
9.	Thiru. S.Soundarapandian M.E (Structural Consultant) Licensed Surveyor L.S. No. 2004, Class – I, No.5, Jeyavinayagar Koil Street, Adayar, Chennai – 600 020.	(By speed post)
10.	V.SaiPrasad, Site Engineer, Module 4A, A'Block, 10 th Floor, SP Infocity, No.40, MGR Salai, Perungudi, Chennai.600 096	(By speed post)
11.	The Managing Director, Electronics Corporation of Tamilnadu Limited, 692, MHU Complex II Floor, Anna Salai, Nandanam, Chennai – 600 035	For information and record
12.	The Executive Vice Chairman, Tamilnadu Industrial Guidance & Export Promotion Bureau, No.19-A, Rukmani Lakshmi pathy Road, Egmore, Chennai – 600 008	For information and record