

287
BY REGISTERED POST WITH ACK.DUE

From
The Member-Secretary,
Chennai Metropolitan Development
Authority,
No.1, Gandhi Irwin Road
Thalamuthu Natarjan Building
Egmore, Chennai - 600 008.

To
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.

Letter No.C3(S)/17480/2017

Dated : .08.2018

Sir,

Sub: CMDA - Area Plans Unit - MSB (S) Division - Planning Permission Application 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)** - Remittance of DC and Other Charges - Advise sent - Reg.

- Ref:
1. PPA received in MSB/2017/0075 dated 08.12.2017.
 2. 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.
 3. This office letter even no. dt. 02.05.2018 addressed to the Government.
 4. Govt. letter (Ms) No. 97 H & UD Dept. dated 13.07.2018.
 5. This office letter even no. dated 16.08.2018 addressed to the SRO, Madhavaram.
 6. Your letter dated 02.08.2018.
 7. NOC from DF & RS in letter R.Dis. No. 1823/C1/2018, dated 08.03.2018
 8. NOC from DF & RS in letter R.Dis. No. 7910/C1/2018, dated 11.05.2018.
 9. NOC from Police(Traffic) in letter Rc.No. Tr./License/113/2867/2018, dated 11.05.2018.

Received the applicant
COPY.

9940199066
31/8/18
R. MEENAKSHI SUNDARAM,
Senior Engineer

(5)

Please issue applicant
copy
31/8/18

10. NOC from PWD in letter no. DB/T5(3)/F – Inundation – Sholinganallur/2016, dated 27.07.2018.
11. This office letter even no. dated 27.08.2018 addressed to the Government.
12. Govt. letter No. 8222/MID -1/2018, dated 10.08.2018.
13. Structural Stability Certificate vetted by the PWD received on 31.08.2018.

The Planning Permission Application received in the reference 1st cited 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) is under process. To process the application further, you are requested to remit the following by **7 (Seven)** separate Demand Drafts of a Nationalised 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, Chennai Metropolitan Development Authority, Chennai-8 (**or**) you are requested to remit the following charges by online through payment gateway and produce to duplicate receipt to the Area Plans Unit, MSB (N) division in CMDA. (**or**) You may also remit the following charges through NEFT/RTGS.

The Development charge for land & building, Security Deposit for the building, SD for STP and I&A charges remitted for the earlier Planning Permission issued in the reference 2nd cited have been adjusted and only the balance charges are now demanded along with the Balance Scrutiny Fee for this revised proposal.

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3 (S)/10481/2016	Balance Amount to be paid now
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)
ii)	Balance Scrutiny Fee	Rs.3,45,000/- (Rupees Three Lakh and Forty Five	-	Rs.3,45,000/- (Rupees Three Lakh and Forty Five

289

Sl. No.	Description of charges	Total Amount for this revised proposal	Remitted already in earlier approved file C3 (S)/10481/2016	Balance Amount to be paid now
		Thousand only)		Thousand only) (after adjusting the fees paid for the proposal)
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)
iv)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten thousand only)	-	Rs. 10,000/- (Rupees Ten thousand only)
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)
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)
vii)	Shelter Fee	Rs.17,00,000/- (Rupees Seventeen Lakh only)	NIL	Rs.17,00,000/- (Rupees Seventeen Lakh only)
viii)	Flag day Contribution by Cash	-	-	Rs.500/- (Rupees Five Hundred only)



2. Security Deposit is refundable amount 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. The Security deposit towards building, Sewerage Treatment Plant (STP) / Septic Tank with up flow filter can be accepted in the form of Bank Guarantee also instead of Cash deposit. If the Security Deposit is made by way of Bank Guarantee, you are requested to furnish Bank Guarantee for the Security Deposit amount from any of the National Bank / Scheduled Bank in the format prescribed.

4. Security Deposit for Display Board is refundable when the display board as prescribed with format is put up in the site under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the display board.

5. (i) No interest shall be collected on payment received within one month (30 days) from the date of receipt of issue of the advises 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** from the date of issue of the advice up to the date of payment.

(iii) **Infrastructure & Amenities Charges shall be paid by the applicant within 30 days from the date of receipt of this demand letter failing which in addition to the Infrastructure & Amenities Charges due an interest at the rate of 15% per annum for the amount due shall be paid for each day beyond the said thirty days upto a period of 90 days and beyond that period of 90 days, an interest at the rate of 18% per annum for the amount due shall be paid by the applicant.**

(iv) Accounts division shall work out the interest and collect the same along with the charges due.

(v) No interest is collectable for security deposit.

(vi) 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.,

(vii) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.



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

7. 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:-
 - 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.
 - 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 acts in the applicant, 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.

8) 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.

9) You are also requested to furnish 5 sets revised plan rectifying the following defects and the following required additional particulars.

1. Revised plan rectifying the following defects.

- i. Meter room to be shown in the plan, as per DR.
- ii. The height of parapet wall in all blocks shall not exceed 1.00m in height and projection shown over the parapet wall is not permissible.
- iii. The column shown in the terrace floor of the service block to be deleted.
- iv. Total height of the building to be mentioned from the existing ground level to the top most lightning arrestor.
- v. The existing ground level to be mentioned in all blocks.

293

- vi. The line shown in the minimum required setback space to be deleted and setback space should be free from curbing & other structures, pipe racking are not permissible as shown in the site plan.
- vii. Two wheeler parking lots are to be re-arranged satisfying DR.
- viii. Provision for differently abled person to be given as per DR.
- ix. Height of the compound wall should be restricted within 2.0m as per DR.
- x. Area statement is needs correction as per the Floor Plan.
- 2. ~~NOC from PWD on inundation point of view, DF&RS, Traffic Police, Indian Air Force (IAF) & Explosive Department for HSD diesel tank and consent from the TNPCB for the industries product development and Research facility are obtained to be furnished before issue of Planning Permission.~~
- 3. Revised Environmental Clearance is obtained to be furnished before issue of Planning Permission.
- 4. ~~Structural design vetted by PWD shall be obtained to be before issuance of Planning Permission."~~
- 5. The earlier approved plan, permit and final letter issued in the reference 2nd cited in original has to be surrendered to CMDA.

44

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

Yours faithfully,

o/c

[Handwritten signature]

**for PRINCIPAL SECRETARY/
MEMBER-SECRETARY**

Copy to:

- 1. The Senior Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
- 2. The Commissioner,
Greater Chennai Corporation
Chennai – 600 003.

[Handwritten initials]

31.8.2018.

[Handwritten initials]
31/8/18

