



ABSTRACT

SPECIAL INITIATIVES - Special Purpose Vehicle (SPV) with 50:50 equity between Chennai Metro Rail Limited (CMRL) and Tamil Nadu Industrial Development Corporation (TIDCO)- Implementation of Central Tower Building Project by SPV – Administrative Sanction accorded.

PLANNING, DEVELOPMENT AND SPECIAL INITIATIVES (SI) DEPARTMENT

G.O.Ms.No.67

Dated:14.03.2024

Sobakiruthu, Panguni – 1.

ThiruvalluvarAandu – 2055.

READ:

1. G.O.Ms.No.169, Housing and Urban Development Department, dated 30.12.2015.
2. G.O.Ms.No.22, Planning, Development and Special Initiatives Department, dated 09.02.2024.
3. From the Managing Director, CMRL, Letter No. CMRL/BD-503/1/2022 dated 21-02-2024

ORDER:

In the Government Order second read above, orders have been issued for formation of a Special Purpose Vehicle (SPV) in the name of "Chennai Metro Asset Management Limited" with 50:50 equity participation between Chennai Metro Rail Limited (CMRL) and Tamil Nadu Industrial Development Corporation (TIDCO) for implementation of commercial projects with the available land parcels belonging to the agencies of Government of Tamil Nadu. It has also been ordered to treat the value of the land proposed to be utilized in Central Tower Project by CMRL and the part of investment made by Chennai Metropolitan Development Authority (CMDA) in the Central Square Project as the equity contributions to the proposed SPV by CMRL and TIDCO respectively. CMRL has also been permitted to continue with works related to the Central Tower Building till the SPV is formed and necessary decision in this regard is taken by the SPV.

2. The Managing Director, CMRL, in the reference third read above, has stated that the formation of the new SPV between CMRL and TIDCO would take some time and the Government has substantial stake in this project. Therefore, he has requested the approval of the project cost by the Government.

3. The CMRL has been implementing the Central Square Project based on the Administrative Sanction accorded by the Government in the G.O first read above. The project covers the foundation and 3 basement floors for which a sum of Rs.197.00 crore has already been incurred by CMRL. The Central Tower Building is now proposed to be constructed above the basement floors already constructed under Central Square Project. The completion cost of the Central Tower Building including the foundation and 3 basement floors is Rs.688.40 crore. While the cost of Central Tower construction for the Ground plus 27 floors is Rs.491.40 crore (Rs.688.40 crore minus Rs.197.00 crore already incurred).

4. In the Government Order second read above, a sum of Rs.135.00 crore has been sanctioned as contribution by Government towards one-time advance licensee fee for 6 (Six) floors of the proposed Central Tower building reserved for use of Government to start the design, construction and other activities of the project with the stipulation that any cost variation shall be borne by the SPV as project risk. As CMRL has already been permitted to continue with the works relating to the Central Tower Building Project, the Government decide to issue administrative sanction for a sum of Rs.491.40 crore for implementation of the Central Tower Building Project.

5. The Government accord administrative sanction for implementation of the Central Tower Building Project at an estimated cost of Rs.491.40 crore (Rupees Four Hundred Ninety-One Crore and Forty Lakhs only). The project will be implemented by CMRL till the new SPV is formed and takes over the implementation of the project.

6. The CMRL is requested to send monthly report on the progress of implementation of Central Tower Building Project to Government.

7. This order issues with the concurrence of Finance Department vide its U.O.No.3, dated:02.03.2024

(BY ORDER OF THE GOVERNOR)

**RAMESH CHAND MEENA,
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT,
SPECIAL INITIATIVES DEPARTMENT.**

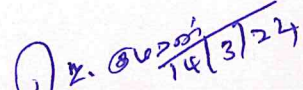
To

The Principal Private Secretary to the Additional Chief Secretary to Government, Special Initiatives Department, Chennai-9
The Principal Secretary to Government, Finance Department, Chennai-9
The Secretary to Government, Industries, Investment Promotion and Commerce Department, Chennai-9
The Principal Secretary to Government, Housing and Urban Development Department, Chennai-9
The Managing Director, Chennai Metro Rail Limited, Chennai-35.
The Member Secretary, Chennai Metropolitan Development Authority, Chennai-8
The Managing Director, Tamil Nadu Industrial Development Corporation (TIDCO), Chennai-8
The Section Officer (Bills), Planning, Development and Special Initiatives Department, Chennai-9. (2 copies for presenting the bill)
The Section Officer (Bills), Industries, Investment Promotion and Commerce Department, Chennai-9. (2 copies for presenting the bill)
The Pay and Accounts Officer (Secretariat), Chennai-9.
The Principal Accountant General (A&E/Civil Audit-I), Chennai-18.
The Accountant General (CAB), Chennai-9.

Copy to:

The Finance (Infra-III/ BG-I & II/W&M-I) Department, Chennai-9.
The Housing and Urban Development (Budget / OP) Department, Chennai-9.
Stock file / Spare copies.

// FORWARDED BY ORDER //


SECTION OFFICER

3. The order shall be the concurrent of Finance Department vide
No. O. No. 2 dated 02.03.2024

(BY ORDER OF THE GOVERNMENT)

RAJESH CHAND BISHIA
ADDITIONAL CHIEF SECRETARY TO GOVERNMENT
SPECIAL INVESTIGATIONS DEPARTMENT

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RealEstate

Verified

12/03/24
12/03/24