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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
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Chennai - 600 008

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Letter No.C3(N)/12803/2017, Dated: 13.05.2019

To

**The Commissioner,**

Greater Chennai Corporation,  
"Ripon Buildings",  
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (North) Division – Planning Permission for the proposed additional construction of Fire Escape Ramp to the existing Hospital Buildings with Basement + <sup>Floor</sup> Ground Floor + 3 Floors (Sri. V.Venugopal Block) and Basement + <sup>Floor</sup> Ground Floor + 6 Floors (Mahyco Block) at Door No.41/18, College Road, Nungambakkam, Chennai 600 006, comprised in T.S. No.81/3 & 9, Block No.15 of Nungambakkam village, Egmore Taluk, Chennai within the limits of Greater Chennai Corporation – Approved – Reg.

- Ref:
1. Planning Permission Application received on 06.09.2017 in MSB/2017/000626.
  2. Earlier Approval issued in PP No. C/PP/MSB-IT/30 A to E/2017 vide Letter No.C3/5750/06,dt:27.7.2007.
  3. Applicant letter received on 21.2.2018
  4. Minutes of the 240<sup>th</sup> MSB Panel meeting held on 19.4.2018.
  5. This office letter even No. dated 07.5.2018 addressed to the Government.
  6. Government Letter No. 10002/UDI/2018-1, dated 30.05.2018 requested certain clarification.
  7. This office letter even No. dated 28.06.2018 addressed to the Government.
  8. Govt. Letter (Ms) No.124 H&UD (UD 1) Department dated 27.8.2018.
  9. Applicant letter dated 05.09.2018 & 11.09.2018.
  10. This office DC advice letter even no. dated 28.09.2018 to the applicant.
  11. Applicant letter dated 08.10.2018 along with revised plans & DC remittance receipts.
  12. This office letter even no. dated 19.12.2018 addressed to the applicant.
  13. This office reminder letter even no. dated 19.12.2018 addressed to the Director, Tamil Nadu Fire and Rescue Services.



14. DF & RS NOC in letter R. Dis. No. 23231/C1/2018 - PP.NOC. No.23/2019, dated 14.02.2019.
15. This office letter even No. dated 15.03.2019 for amendment in NOC regarding Ramp Slope.
16. DF & RS NOC letter No. 5541/C1/2019, dated 25.04.2019 issued amendment for ramp slope.

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The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed additional construction of Fire Escape Ramp to the existing Hospital Buildings with Basement + Ground Floor + 3 Floors (Sri. V.Venugopal Block) and Basement + Ground Floor + 6 Floors (Mahyco Block) at Door No.41/18, College Road, Nungambakkam, Chennai 600 006, comprised in T.S. No.81/3 & 9, Block No.15 of Nungambakkam village, Egmore Taluk, Chennai within the limits of Greater Chennai Corporation submitted by **M/s. Medical Research Foundation** has been examined and Planning Permission is issued based on the Govt. letter in the reference 8<sup>th</sup> cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOC issued by DF & RS in the references 10<sup>th</sup>, 14<sup>th</sup> & 16<sup>th</sup> cited.

2. The applicant has remitted the DC & Other charges vide receipt No. B008218, dt. 05.10.2018 and Flag Day contribution vide receipt No. 2567827 to 2567831, dt. 05.10.2018.

i)	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs. 17,000/- (Rupees Seventeen Thousand only).
ii)	Balance Scrutiny Fee	Rs. 18,000/- (Rupees Eighteen Thousand only).
iii)	Regularisation charge for land	-NA-
iv)	OSR Charges	-NA-
v)	Security Deposit for Building	Rs. 2,45,000/- (Rupees Two Lakhs Forty Five Thousands only).
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees ten thousand only)
vii)	MIDC for CMWSSB	Rs. 90,000/- (Rupees Ninety Thousand only).
Viii)	I&A Charges	-NA-
ix)	Flag day fee (by cash )	Rs. 500/- (Rupees Five hundreds only)

3. The applicant has also furnished an undertaking in the reference 11<sup>th</sup> cited to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth by DF & RS Department.

4. The Applicant has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.





In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. 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 plans and violation of DR and enforcement action will be taken against such development.

5. 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.

6. 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 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 its continued structural stability of the buildings.

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 consider only the aspect on 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.

**8. As per G.O.Ms.No.152, H&UD (UDI) Department dated 23.08.2017, installation of the Solar Photo Voltaic Panel system shall be mandatory and the**





same shall be provided with minimum 1/3<sup>rd</sup> of the total terrace area by the applicant.

9. The applicant shall provide temporary Lightning arrester during the Construction of the building.

10. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.

11. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF&RS.

12. The 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.

13. Two sets of plan for the proposal is approved and numbered as **Planning Permission No. C/PP/MSB/18 A to E/2019**, dated **13.05.2019** in **Permit No. 11953** are sent herewith. The Planning Permission is valid for the period from **13.....05.2019** to **12.....05.2024**.

14. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit from the Greater Chennai Corporation.

15. The Commissioner, Greater Chennai Corporation requested to take necessary further action for issue of Building Permit under the Local Body Act.

Yours faithfully,

2/2  
for **PRINCIPAL SECRETARY/  
MEMBER, SECRETARY**  
13/05/19

Encl:

1. Two copies of approved plan.
2. Two copies of Planning Permission.

Copy to:

1. Thiru, **G. Ramachandran**,  
Honorary Secretary,  
**M/s.Medical Research Foundation**  
New No.41,Old No.18,College Road,  
Chennai – 600 006.

*(This approval is not final. you have to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit).*

07.05.2018  
09/05/19

10/5/19



- C  
29/5/19
2. The Deputy Planner, Enforcement Cell (N)  
CMDA, Chennai-8 (with one set of approved plans)
  3. The Commissioner of Income Tax, No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai- 34.
  4. The Chief Engineer, TNEB, Chennai-2.
  5. **Thiru R.BHASKAR, B.Arch., FI.I.A**  
R.A.No. 649/2015, COA No: 13357  
No.9, II Cross Road Road,  
Raja Annamalaipuram,  
Chennai-600 028.  
Mobile No: 9840042662;  
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  6. **Thiru S.SOUNDRAPANDIAN.,M.E.,**  
Structural Consultant,  
21, Cenwar Nagar, Mookambikai Nagar Extn.,  
West Tambaram,  
Chennai- 600 045.  
Mob.No.9952046424, Email ID: [sundar9903@gmail.com](mailto:sundar9903@gmail.com)
  7. **Dr.A.VERGHESE Dumman,**  
GEO TECH Expert  
F.S.ENGINEERS PVT. LTD  
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