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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

Letter No.C3 (N)/18315/2016,

Dated: 01.08.2019

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 construction of Multi-Storied building with Triple B.F + GF + 9 Floors Hospital building with **PREMIUM FSI**, abutting Jawaharlal Nehru Salai (IRR), Comprised in Old S.No.1354, New S.No.1354/1A & 1B, T.S.No.1/4 & 1/5, Block No: 45 of Madhavaram Village, Greater Chennai Corporation limit, applied by **M/s. Prashanth Fertility Research Centre Pvt Ltd.**, Rep. by its director **Dr. C. Geetha Haripriya.** – Approved - Reg.

- Ref:
1. PPA received in MSB/2016/000812 dated 25.11.2016.
 2. Earlier proposal approved by this office vide PP No. C/PP/MSB/3 (A to D)/2014 in letter no.C3 (N)/15704/2013 dated 01.02.2014.
 3. This office letter even no. dt.30.01.2017.
 4. The applicant letter received dt. 22.02.2017 & 18.04.2017.
 5. NOC received from Police (Traffic) in their letter no Tr. / License / 162/ 4059 / 2017 dt. 10.05.2017.
 6. Letter no K.Dis. No. 3402/C1/2017 Dt. ---.03.2017 received from The ADGP / Director, DF&RS.
 7. This office letter even no. dt. 11.08.2017.
 8. This office letter even no. dt. 18.08.2017 addressed to the Police (Traffic) & DF&RS.
 9. Your letter received dt. 08.09.2017 & 12.09.2017.
 10. NOC from DF & RS in R.Dis. No.11285/C1/2017, PP NOC No. 111/2017 dated.27.12.2017.
 11. Revised NOC issued by the Police (traffic) in Letter No. Rc.No. Tr./ License/ 1002 / 22231/ 2017, dated 08.02.2018.
 12. The applicant letter received dated 15.03.2018 & 17.04.2018.
 13. Agenda and minutes of the 240th MSB Panel meeting held on 19.04.2018.
 14. This office letter even no. dt.10.05.2018 addressed to the Highways Dept & Thasildar, Madhavaram taluk office.
 15. Letter No.1178/2018/JDO-2/ dated 01.06.2018 received from D.E (H), Construction & Maintenance, Chennai city road division.



16. Letter Vo.Mu.No.1561/2018/A1, dated 08.06.2018 received from Spl.Tahsildar, Town survey, Madhavaram.
17. The applicant letter received dt. 08.06.2018.
18. This office letter even no. dated 14.06.2018.
19. The applicant letter received dated 20.06.2018.
20. This office letter even no dt. 12.07.2018 addressed to the Govt.
21. Letter (Ms) No. 117 H & UD Dept. dated 10.08.2018 received from the Govt.
22. This office letter even no. dated 16.08.2018 addressed to the SRO, Madhavaram.
23. Your letter dt. 29.06.2018 received on 02.07.2018 & letter dt. 27.08.2018.
24. GLV letter no. 202/2018 dt. 23.08.2018 received from SRO, Madhavaram.
25. This office DC advice letter even no. dt. 29.08.2018.
26. The applicant letter received dt. 14.09.2018.
27. This office letter even no. dt.01.10.2018.
28. The applicant letter received dt. 14.11.2018 & 20.11.2018.
29. This office letter even no. dt.05.12.2018.
30. The applicant letter received dt. 23.01.2019.
31. Consent order no. 1901218596976 dt. 04.01.2019, Proc. No. F.2079 Amb/OL/DEE/TNPCB/AMB/A/2019 Dt. 04.01.2019 obtained from TNPCB.
32. The applicant letter received Dt. 06.02.2019.
33. This office letter even no. dt. 26.03.2019.
34. The applicant letter received Dt. 08.04.2019.
35. This office letter even no. dt. 03.05.2019 addressed to Government.
36. Letter no. 10293/UD-1/2019-2 dt. 16.05.2019 received from the Government.
37. This office letter even no. dt. 24.05.2019 addressed to Government.
38. Letter no. 10293/UD-1/2019-2 dt. 20.06.2019 received from the Government.
39. This office letter even no dt. 03.07.2019.
40. The applicant letter received dt. 02.07.2019 & 08.07.2019.
41. NOC obtained from AAI in NOC ID: CHEN/SOUTH/B/247952 Dt. 22.09.2017.
42. This office letter even no dt. 18.07.2019.
43. The applicant letter received dt. 19.07.2019.

The Planning permission for the proposed construction of Multi-Storied building with Triple B.F + GF + 9 Floors Hospital building with **PREMIUM FSI**, abutting Jawaharlal Nehru Salai (IRR), Comprised in Old S.No.1354, New S.No.1354/1A & 1B, T.S.No.1/4 & 1/5, Block No: 45 of Madhavaram Village, Greater Chennai Corporation limit, applied by **M/s. Prashanth Fertility Research Centre Pvt Ltd., Rep. by its director Dr. C. Geetha Haripriya.**, approved based on the Govt. order issued in the

reference 21st cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by AAI, DF & RS, Police(Traffic) and TNPCB in the references 10th, 11th, 31st and 41st cited.

2. The applicant has remitted the DC & Other charges and Flag Day contribution vide receipt no. B0012688 dt. 04.07.2019.

i)	Development charges for land and building	Rs.3,45,000 /- (Rupees Three lakhs and Forty Five Thousand only)
ii)	Balance Scrutiny Fees	Rs.6,000/- (Rupees Six Thousand only)
iii)	Security Deposit for Building	Rs. 51,00,000/- (Rupees Fifty One Lakhs only)
iv)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
v)	Security Deposit for STP	Rs. 2,55,000/- (Rupees Two Lakhs and Fifty Five Thousand only)
vi)	I & A Charges	Rs. 50,60,000/- (Rupees Fifty Lakhs and Sixty Thousand only)
vii)	Shelter fee	Rs. 37,95,000/- (Rupees Thirty Seven Lakhs and Ninety Five Thousand only)
viii)	Premium FSI charges	Rs. 1,41,60,000/- (Rupees One Crore Forty One Lakhs and Sixty Thousand only)
ix)	Flag Day Contribution by Cash	Rs.500/- (Rupees Five hundred only)

3. The applicant has also furnished an undertaking in the reference 43rd cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth in the revised NOC issued by AAI, DF & RS, Police (Traffic) and TNPCB.

5. 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.

6. 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.

7. 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.

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.

8. 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.

9. 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 1/3rd of the total terrace area by the applicant.

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

11. 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.

12. The applicant has to comply with all the conditions stipulated in the revised NOC issued by the AAI, DF&RS, Police (Traffic) and CMRL.

13. 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.

14. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/35 A to E/2019, dated 01.08.2019 in Permit No. 11976 are sent herewith. The Planning Permission is valid for the period from 01.08.2019 to 31.07.2024.

15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

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

Yours faithfully,

for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Encl :

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

Copy to:

1. M/s. Prashanth Fertility Research Centre Pvt Ltd.,
Rep. by its director Dr. C. Geetha Haripriya.,
No. 76 & 77, Harington Road,
Chetpet, Chennai – 31.

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

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 Director of Fire & Rescue Service
P.B.No.776, Egmore, Chennai-8. *(with one set of approved plans)*
5. The Chief Engineer,
CMWSSB, No.1 Pumping Station Road, Chintadripet, Chennai - 2.

6. The Additional Commissioner of Police (Traffic),
Egmore, Chennai-8.

7. The Chief Engineer, TNEB, Chennai-2.

8. **Ar.T.Chithirai selvan.,**

COA Regn No. CA/2003/31354

Registered architect Gr – 1(R.A)

RA/Gr.1/19/04/201

No. 13, 1st street, SBI officers colony,
Arumbakkam, Chennai – 600 106.

(By speed post)

9. **A.Purushothaman.B.E.,**

Structural Engineer

Licensed Surveyor No. 1893 Class – I

Corporation of Chennai

No. 51/5, Soundaraya colony,
Chennai- 600 101.

(By speed post)

10. **Dr.C.VENKATA PRASAD., (Geo tech)**

Structural consultant,

No.11, 2nd main road , kannappa nagar extn,
Thiruvanmiyur, Chennai – 600 041.

11. **E.Pabounassame., (Site Engineer)**

No.24/12, Bharatheswarar colony, 5th street
Kodambakkam, Chennai – 600 024.