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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu-Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

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E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.C3 (N)/21562/2018, Dated: 24.01.2020

To

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

Sir,

Sub: CMDA – Area Plans Unit – MSB(North) Division – Planning Permission Application for the proposed construction of Multi-Storeyed Commercial building for Hospital use with Triple basement floor + Ground Floor + 7 Floors + 8th Floor(part) at Plot Nos. 1, 2, 3, 6 & 7, Old Door No.139 & 139/2, New Door No. 119 & 121 abutting Nelson Manickam Road, Rajeswari Street & Metha Nagar Main Road, Rajaram Metha Nagar, Chennai – 600 029 comprised in R.S.No.16, 17, 18, 19 & 20, Block No. 15 of Vada Agaram Village within the limits of Greater Chennai Corporation submitted by Thiru **U. Karuna Sesh** – Approved– Reg.

- Ref:
1. PPA received on 30.11.2018 in MSB/2018/000575.
 2. Earlier Planning Permission for Hospital building issued in PP. No.B/Spl. Bldg./235 A to C /2017 in letter No.BC1/19200/2016, dated 21.08.2017.
 3. This office letter even No. dated 26.12.2018 addressed to the applicant.
 4. Applicant letter dated 08.03.2019 & 13.03.2019.
 5. Minutes of 249th MSB Panel meeting held on 28.03.2019.
 6. This office letter even No. dated 11.04.2019 addressed to the applicant.
 7. Applicant letter dated 12.04.2019 enclosing revised plan and particulars.
 8. NOC from AAI in letter NOC ID: CHEN/SOUTH/B/041119/386797, dated 16.04.2019 (Permitted top Elevation for this grid is 75m AMSL; Total Height of the building 45.60m AMSL)
 9. NOC from IAF in letter No. TAM/5218/1/ATC (PC – 24/19) dt.3.5.19
 10. Structural designs vetted by PWD dated 15.5.2019.
 11. NOC from DF & RS in letter R.Dis.No.5308/C1/2019, PP.NOC.No.63/ 2019, dated 11.05.2019.



12. NOC from Traffic (Police) in letter Rc. No. Tr. / License / 386 / 10842 / 2019, dated 07.06.2019.
13. This office letter even No. dated 20.06.2019 addressed to the Government.
14. This office letter even No. dated 20.06.2019 addressed to the applicant.
15. Govt., letter (Ms) No.128 H&UD, (UD-1) Department dated 04.09.2019
16. This office DC letter even No. dated 29.10.2019 addressed to the applicant.
17. Consent Letter from TNPCB in letter No. DEE / TNPCB / CHN / F.CTE / 2019, dated 04.11.2019
18. STP Design Sufficiency Certificate issued by Enviro Services Pvt. Ltd. dated 11.11.2019.
19. Applicant letter dated 03.12.2019 along with revised plan, particulars and undertakings.

The Planning Permission Application for the proposed construction of Multi-Storeyed Commercial building for Hospital use with Triple basement floor + Ground Floor + 7 Floors + 8th Floor(part) at Plot Nos. 1, 2, 3, 6 & 7, Old Door No.139 & 139/2, New Door No. 119 & 121 abutting Nelson Manickam Road, Rajeswari Street & Metha Nagar Main Road, Rajaram Metha Nagar, Chennai – 600 029 comprised in R.S.No.16, 17, 18, 19 & 20, Block No. 15 of Vada Agaram Village within the limits of Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued based on the Government approval letter in the reference 14th cited and the usual conditions put-forth by CMDA including compliance of conditions put forth in the NOCs issued by AAI,IAF,DF & RS, Police(Traffic), TNPCB in the references 8th, 9th, 11th & 12th and 16th cited.

2. The applicant has remitted the DC & Other charges in receipt No. **B0015029**, dated: **28.11.2019** and Flag Day contributions vide receipt No. **781028**, dated **28.11.2019**:

Sl. No.	Description of charges	Balance Amount to be paid now
i)	Development charge for land and building	Rs.1,43,000/- (Rupees One Lakh and Forty Three Thousand only)
ii)	Balance Scrutiny Fee	Rs.20,000/- (Rupees Twenty Thousand only)
iii)	Security Deposit (For Building)	Rs.31,20,000/- (Rupees Thirty one Lakh and Twenty Thousand only)
iv)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
v)	IDC for CMWSSB	Rs.7,72,000/- (Rupees Seven Lakh and Seventy Two Thousand only)



Sl. No.	Description of charges	Balance Amount to be paid now
vi)	Infrastructure & Amenities Charges	Rs.29,69,000/- (Rupees Twenty Nine Lakh and Sixty Nine Thousand only)
vii)	Shelter Fee	Rs.22,35,000/- (Rupees Twenty Two Lakh and Thirty Five Thousand only)
viii)	Flag day Contribution by Cash	Rs.500/- (Rupees Five Hundred only)

3. The applicant has also furnished an undertaking in the reference 19th cited to abide by the terms and conditions put forth by CMDA and undertaking deed accepting the conditions put forth by the DF & RS, Police(Traffic), AAI & IAF and to install CCTV camera.

4. 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.

5. 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.

6. 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.

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 1/3rd 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 from the appropriate authorities for the development, and also to comply with the conditions in the NOC's.

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

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/05 (A to F) /2020**, dated:24.01.2020 in **Permit No. 13207** are sent herewith. The Planning Permission is valid for the period from **24.01.2020** to **23.01.2025**. The earlier approval issued in the reference 2nd cited is hereby cancelled.

14. The applicant has to furnish NOC from TNPCB regarding disposal of Bio-Waste of the Hospital before obtaining Completion Certificate for this development.

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 **MEMBER-SECRETARY**

(Signature)
29/01/2020

Encl:

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

Copy to:

1. Thiru **U.Karuna Sesh,**

No. 22, Rajaram Metha agar,
Chennai – 600 029.

*(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 Comissioner 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, TNEB, Chennai-2.
6. Thiru. **CHERALATHAN. K, B.Arch., M.I., Arch**
Registered Architect CA/95/18331
CHERALATHAN ASSOCIATES
No.13,Shanthi Enclave, 25,Venkata Krishna Road,
R.A.Puram, Chennai – 28.
7. Thiru.**ER. S. RAMACHANDRAN. M.E. (Struct).**,
Regd.No.1841 of 2015/1
Surya Prabha Structural Consultant
A4-Elegant Apartments
10, Perumal Koil First Street, Kottur, Chennai-600 085.
8. Thiru. **SANDESH UPPU,B.E..(Civil).**, Site Engineer,
No.122 Rajaram Metha Nagar, Chennai-600 029.
9941994949.