



0/c

	<p>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</p>
---	---

Letter No. C3(N)/21562/2019, dated: 29 .10.2019

To

Thiru **U.KarunaSesh,**
No. 22, Rajaram Metha Nagar,
Chennai – 600 029.

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 Manjickam 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 – Remittance of DC and Other Charges – Advice sent– Reg.

31/10/19


- 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 issued in letter NOC ID: CHEN/SOUTH/B/041119/386797, dated 16.04.2019 (Permitted height of 46.60m AMSL)
 9. NOC from IAF issued in letter No. TAM/5218/1/ATC (PC – 24/19) dt. 3.5.19
 10. NOC from DF & RS in letter R.Dis.No.5308/C1/2019, PP.NOC.No.63/ 2019, dated 20.05.2019.

1



11. NOC from Traffic (Police) in letter Rc.No. Tr./License/386/10842/2019, dated 07.06.2019.
12. This office letter even No. dated 20.06.2019 addressed to the Government.
13. Govt., letter (Ms) No.128 H&UD, (UD-1) Department dated 04.09.2019

The Planning Permission Application received in the reference 1st cited 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 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.

2. The Development charge for land & building, Security Deposit for the building, MIDC and I&A charges remitted for the earlier Planning Permission issued in the reference 2nd cited has been adjusted and only the balance charges are now demanded along with the Balance Scrutiny Fee for this revised proposal. The applicant has furnished Bank Guarantee for Rs. 18,80,000/- vide BG No. LG:0270/10/2017, dated 02.07.2017 issued by IOB, Anna Nagar East Branch (valid up to 02.07.2022 & Expiry dt. 02.07.2023) for the approval issued in the reference 2nd cited.

Sl. No.	Description of charges	Total Amount for this MSB proposal	Remitted already in earlier approved file BC1/19200/2016	Balance Amount to be paid now
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.3,50,000/- (Rupees Three Lakh and Fifty Thousand only)	Rs.2,07,000/- (Rupees Two Lakh and Seven Thousand only) vide Receipt No.B005042 dt.14.07.2017.	Rs.1,43,000/- (Rupees One Lakh and Fourty Three Thousand only)
ii)	Balance Scrutiny Fee	Rs.20,000/- (Rupees Twenty Thousand only)	-	Rs.20,000/- (Rupees Twenty Thousand only)



Sl. No.	Description of charges	Total Amount for this MSB proposal	Remitted already in earlier approved file BC1/19200/2016	Balance Amount to be paid now
iii)	Regularisation charge for land	(Already approved site)	Rs.1,78,050/- (Rupees One Lakh and Seventy Eight Thousand and Fifty only) vide Receipt No.B005042 dt.14.08.2017.	Does not arise
iv)	OSR charges	The site under reference lies in an approved layout and also earlier approval was accorded in PP. No. B/Spl.Bldg./235 A to C/2017 in Letter No. BC1/19200/16, dt. 21.08.2017. Hence, levy of OSR charges does not arise.		-NA-
v)	Security Deposit (For Building)	Rs.50,00,000/- (Rupees Fifty Lakh only)	Rs. 18,80,000/- (Rupees Eighteen lakh and Eighty thousand only) vide B.G. No.LG:0270/10/2017 dt.02.07.2017	Rs.31,20,000/- (Rupees Thirty one Lakh and Twenty Thousand only)
vi)	Security Deposit for Display Board	Rs. 10,000/- (Rupees Ten thousand only)	-	Rs. 10,000/- (Rupees Ten thousand only)
vii)	IDC for CMWSSB	Rs.20,31,600/- (Rupees Twenty Lakh and Thirty One Thousand and Six Hundred only)	Rs.12,59,600/- (Rupees Twelve Lakh and Fifty Nine Thousand and Six Hundred only) vide Receipt No.B005042 dt.14.08.2017.	Rs.7,72,000/- (Rupees Seven Lakh and Seventy Two Thousand only)
viii)	Infrastructure & Amenities Charges	Rs. 44,59,590/- (Rupees Forty Four Lakh and Fifty Nine Thousand and Five Hundred and Ninty only)	Rs.14,90,590/- (Rupees Fourteen Lakh and Ninety Thousand and Five Hundred and Ninety only) vide Receipt No.B005042 dt.14.08.2017.	Rs.29,69,000/- (Rupees Twenty Nine Lakh and Sixty Nine Thousand only)
ix)	Shelter Fee	Rs.22,35,000/- (Rupees Twenty Two Lakh and Thirty Five Thousand only)	NIL	Rs.22,35,000/- (Rupees Twenty Two Lakh and Thirty Five Thousand only)
xi)	Flag day Contribution by Cash	Rs.500/- (Rupees Five Hundred only)	-	Rs.500/- (Rupees Five Hundred only)



3. 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.

4. 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.

5. 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.

6. (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** 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 up to 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. Further, the applicant has to pay the additional Infrastructure & Amenities charges if the Government revises the Infrastructure & Amenities Charge consequent to the Government Order.**
- (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.

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



8. 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.
 - 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.
- b. Undertaking (in the format prescribed in DR, 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.
- c. 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.
- d. Standard conditions relating to swimming pool has to be strictly adhered and to this effect you are requested to furnish an undertaking in Rs.20/- stamp paper.
- e. An undertaking to abide by the terms and conditions put forth by DF&RS, Additional Commissioner of Police (Traffic), Airports Authority of India in Rs.20/- Stamp Paper duly Notarised has to be furnished.

9. 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.

10. You are also requested to furnish revised plan rectifying the following defects and other required following particulars:-

- i) 2.40m wide corridor to be provided in typical 4th floor - 8th floor to the Fire Escape Ramp.
- ii) Entry & Exit Gates and Entry & Exit Vehicular ramps are to be provided as per the suggestion mentioned in the NOC issued by Police(Traffic)
- iii) Usage to be mentioned for all rooms in third floor plan.



- iv) Meter Room with required area to be provided in Ground Floor.
- v) Provisions for physically challenged persons viz., hand rail at 75 cm level in Lift/Staircase, Toilet, Ramp 1:12 are to be provided.
- vi) Area statement to be incorporated with actual calculations.
- vii) Clear height of basement floor up to bottom of beam to be with minimum of 2.20m and to be shown in Section.
- viii) 1/3rd area for solar photo voltaic system and Solar water heating system are to be provided in terrace floor.
- ix) Plan incorporating DF & RS conditions is to be furnished.
- x) Earlier Approved Plans, Permit, Final draft letter & Display format in original are shall be surrendered to CMDA.
- xi) Design sufficiency certificate for STP issued by registered professionals/ institutions is to be furnished.
- xii) Undertaking accepting the conditions put forth in the NOCs issued by DF & RS and other Government Department is to be furnished.
- xiii) Structural Stability certificate vetted by PWD to be obtained before issue of Planning Permission.
- xiv) For the disposal of Bio-Waste of the Hospital, consent from TNPCB is to be furnished before issue of Planning Permission.
- xv) CCTV Camera to be installed at regular interval of 50.00m along the road which is abutting the site boundaries before issue of Completion Certificate. To this effect an undertaking to be furnished.

11. This demand notice (DCadvise) pertaining to the proposed construction falls within the jurisdiction of The Commissioner, Greater Chennai Corporation.

Yours faithfully,

[Handwritten signature]
for MEMBER-SECRETARY
29/10/19

[Handwritten signature]
29.10.2019

[Handwritten signature]
29/10/19

[Handwritten signature]
29/10/19

Copy to:

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