



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008  
Phone : 28414855 Fax: 91-044-28548416  
E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. C3 (N)/2489/2017, dated 07/06.2017

To

**M/S. MGM HEALTH CARE PVT. LTD.,**

Rep. by its Managing Director

**Thiru. M.K.Rajagopalan,**

Old No.26, New No. 34, Arch Bishop Mathias Avenue,  
Bopat club road, R.A.Puram, Chennai - 28.

Sir,

Sub: CMDA – Area Plans Unit - MSB (N) Division – Planning Permission Application for the construction of MSB Group development building with 2 Blocks, revision as well as change of use in GF + 11 floors from Office to Hospital building and Utility building comprising double basement + GF + 3 floors at New Door No.72, Nelson Manickam road, Aminijikarai, Ch-29. T.S. No: 3, Block No: 5 of Vadagaram Village, within the limits of Chennai Corporation – Remittance of DC and Other Charges --DC Advise sent -- Reg.

- Ref:
1. PPA received in MSB/2017/000103 dated 22.02.2017.
  2. Earlier approval obtained in **PP No: C/PP/MSB-IT/9A to H/2011 Planning Permit No: 5945** vide letter No: CB/20509/2008 dt.14.03.2011.
  3. Minutes of the 235<sup>th</sup> MSB Panel Meeting held on 30.03.2017.
  4. This office letter even no dt. 12.04.2017.
  5. The Applicant letter received dt. 24.04.2017.
  6. NOC issued by AAI in letter no. NOCID: CHEN / SOUTH / B / 041317 / 209562 Dt. 13.04.2017.
  7. This office letter even no dt. 03.05.2017 addressed to the Govt.
  8. Letter no Rc. No. Tr. / License / 292 / 6410 / 2017 dt. 16.05.2017 received from Police (Traffic).
  9. Letter no. CMWSSB / STP / Vadagaram village / 2017 dt. 24.03.2017 received from CMWSSB.
  10. The applicant letter received dt. 07.06.2017.
  11. NOC issued by the DF&RS in letter no. R.Dis.No. 7945 / C1 / 2017 Dt. 04.05.2017.
  12. Letter received from the Govt. in Letter (Ms) No. 98 H & UD (UD I) Dept. dated 02.06.2017.
  13. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dt.16.05.2017.

11. T.O. by even no dt 3.5.17 addressed to the Crout. H&UD

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The Proposal received in the reference 1<sup>st</sup> cited for the Revised Planning Permission for the construction of MSB Group development building with 2 Blocks, revision as well as change of use in GF + 11 floors from Office to Hospital building and Utility building comprising double basement + GF + 3 floors at New Door No.72, Nelson Manickam road, Aminijikarai, Ch-29. T.S. No: 3, Block No: 5 of Vadagaram Village, within the limits of Chennai Corporation is under process. To process the application further, you are requested to remit the following by **5 (Five)** 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.

The Development charge for land & building, R.C. for Land and I&A charges remitted for the earlier Planning Permission issued in the reference 2<sup>nd</sup> cited have been adjusted and only the balance Development Charges for the Land & building and I & A charges are now demanded along with the Security Deposit for Building, Security Deposit for Display board and Balance Scrutiny Fee for this revised proposal.

i)	Balance Development charges	<b>Rs. 2,01,000/-</b> (Rupees Two Lakh and One Thousand only)
ii)	Balance Scrutiny Fee	<b>Rs. 35,000/-</b> (Rupees Thirty Five thousand only)
iii)	Security Deposit for Building	<b>Rs.1,48,85,000/-</b> (Rupees One Crore Forty Eight Lakh and Eighty Five Thousand only)
iv)	Security Deposit for Display board	<b>Rs. 10,000/-</b> (Rupees Ten Thousand only)
v)	Infrastructure Development Charge for CMWSSB **	<b>Rs.49,90,000/-</b> (Rupees Forty Nine Lakhs and Ninty Thousand only)
vi)	I & A Charges	<b>Rs.19,10,000/-</b> (Rupees Nineteen Lakhs and Ten Thousand only)
vi)	Flag day Contribution by Cash	<b>Rs. 500/-</b> (Rupees Five Hundred only)

\*\*DD should be drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai- 600 002.

2. 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.



3. 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.

4. 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.

5. (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, OSR Charges & Premium FSI Charge** 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 upto 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 issued in the reference 14<sup>th</sup> cited".**
- (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.

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



7. 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. You are requested to surrender all the original earlier approved plans, Planning Permit, approval letter issued in letter no. ~~C3/14144/2008~~ dated ~~12.03.2015~~. <sup>20509</sup> ~~14-3-2011~~. <sup>C3/20509/2008</sup>
  - e. An undertaking to abide the terms and conditions put forth by DF&RS, Additional Commissioner of Police (Traffic), Airports Authority of India, Indian Air Force and CMWSSB in Rs.20/- Stamp Paper duly notarised has to be furnished.

8. 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.



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

- 1) NOCs from IAF and AAI are to be furnished for the Hospital Building before issue of PP.
- 2) Environment clearance for the revised proposal to be furnished before issue of PP and without obtaining Environmental Conditions, remaining work should not be commenced and if any demolition involved, approved demolition plan must be obtained.
- 3) NOC from PWD must be obtained for structural stability taking into account the modification proposed in existing building and Structural design vetted by the PWD to be obtained before issue of PP
- 4) An undertaking not to object any developments that may come up in the surrounding lands.
- 5) Corridor width in some place in floor plans to be provided minimum width of 2.40 m ✓
- 6) Double roof height portion and lower floor below are specified properly in respective floor plan. ✓
- 7) Fire exit to be provided with 2.40 m wide corridor. ✓
- 8) Breakup measurements to be shown properly. ✓
- 9) Open to sky to be specified. ✓
- 10) 5<sup>th</sup> floor below & OTS are to be specified properly. ✓
- 11) OTS/DUCT is to be specified properly
- 12) Height of Building to be shown as per site condition and restricted to 45.00 m in site & in plan as per NBC norms. ✓
- 13) Total Height of Building including lightening arrestor to be shown as per site condition. ✓
- 14) OHT for all the purposes is to be shown. ✓
- 15) For the separate stack parking proposed in the set back spaces detail drawing to be furnished. Further Brochure obtained from the Consultant & duly signed by the applicant, Architect & Structural Engineer are also to be furnished. ✓
- 16) The method of Storage and disposal of Bio-degradable waste to be furnished. ✓
- 17) Demolition approved plan for service block as well as car parking ramp exist in the main Block are to be furnished. ✓
- 18) Site plan as per Earlier approval plan showing as per patta & site to be shown properly excess land to be differentiated by hatching and setbacks to be shown from the linear site boundary & it is from perpendicular to site boundary. ✓
- 19) Road width as per site to be shown. ✓
- 20) Notarised undertaking abiding & acceptance of NOC obtained from the various Govt. agencies to be furnished and the condition in sl. No 5 (iii) in above with respect to I & A charges. ✓
- 21) B.Floor line to be specified in utility block at site plan. ✓



- 22) Car parking shown in the plan & in the APPAS drawing not tallies.
- 23) Floor projections above to be shown in site plan and in lower floor plans as dotted line properly.
- 24) Slab over vestibule shown at 1st floor to be removed since area deducted as void area.
- 25) Sizes of refuge area to be given.
- 26) OTS/Duct are to be specified properly in all floor plans.
- 27) Staircase up direction and head room above are shown in terrace floor to be removed.
- 28) Elevation & cross section of utility block needs revision.
- 29) Height of building shown in elevation & cross section not tallies and restricted to 17.00m.

~~30. You are requested to surrender all original appl plans, Planning permit and appld letter C3/20579/2008 dt 14.3.11.~~

30 Notarised under taking acceptance of Condition in sl.No: 5(iii) with respect to I & A Charges.

(\*) (2)

10. This demand notice (DC advise) pertaining to the proposed construction falls within the jurisdiction of Commissioner, Corporation of Chennai.

Yours faithfully,

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04/7/17

2/2

for MEMBER-SECRETARY

27/06/17

3.7.17

04.7.17

Copy to:

1. The Chief Accounts Officer  
Accounts (Main), CMDA  
Chennai-8.

CMA  
13.7.17

2. The Commissioner  
Corporation of Chennai  
Chennai - 600 003.

(31) The earlier issued PP & appl plans & appl. letter are to be surrendered in original.

(\*)

(32) Plan marking the Auto and TAX bay with sufficient space inside the premises and also showing the parking bay for Ambulance.