



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natara jan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

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Letter No.C3(N)/4165/2018

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 Application for the proposed additional construction of Common Fire Escape ramp to the existing Hospital Group Development Building with Basement floor + Ground floor + 5 floors (H.T.Parekh Block – A) and Basement floor + Stilt floor (Part)/Ground floor (Part) + 6 floors (Sri A.Sivasailam Block – B) at Old Door No.24, New Door No. 24, Pycrofts Garden Road, R.S.No.87/13, Block No.15 of **Nungambakkam village**, Chennai, Greater Chennai Corporation applied by **M/s.Medical Research Foundation** Represented by Thiru.G.Ramachandran – Approved - Reg.

- Ref: 1. Planning Permission Application received in SBC No. MSBN/2018/000123 dt.15.03.2018.
2. Earlier Planning Permission Application issued in Planning Permission No. C/PP/MSB-IT/44 A to H/2013, Permit No. 8111 vide Letter No. C3(N)/6978/2012 dt.19.08.2012.
3. Agenda & Minutes of 241st MSB Panel meeting held on 17.05.2018.
4. This office letter even No. dated 25.05.2018 addressed to the applicant.
5. This office letter even No. dated 28.05.2018 addressed to the Government.
6. Government Letter (Ms) No. 102, H&UD Department dt.19.07.2018.
7. This office DC advice letter even No. dt.28.09.2018.
8. Applicant Letter even No. dt.08.11.2018 (Remittance of DC & other charges).
9. DF&RS NOC Letter R.Dis. No. 18540/C1/2018, PP.NOC. No. 171/2018 dt.21.12.2018.
10. This office letter even No. dt.15.03.2019 addressed to the Director, Tamil Nadu Fire & Rescue Services Department.
11. DF&RS Amendment Letter R.Dis. No. 5542/C1/2019 dt.25.04.2019.

The Planning Permission Application received in the reference 1st cited for the proposed additional construction of Common Fire Escape ramp to the existing Hospital Group Development Building with Basement floor + Ground floor + 5 floors (H.T.Parekh Block – A) and Basement floor +

Stilt floor (Part)/Ground floor (Part) + 6 floors (Sri A.Sivasailam Block – B) at Old Door No. 21, New Door No. 24, Pycrofts Garden Road, R.S. No. **87/13**, Block No. 15 of **Nungambakkam village**, Chennai, Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government Order issued in the reference 6th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed in the NOC issued by the DF & RS in the references 7th, 9th & 11th cited above.

2. The applicant has remitted the following charges in the reference 6th cited:

Sl. No.	Charges	Receipt No. & Date	Amount
i)	Development charges for Land & Building.	B008282 dt.15.10.2018	Rs.25,000/- (Rupees Twenty five thousand only)
ii)	Balance Scrutiny fee		Rs.15,000/- (Rupees Fifteen thousand only)
iii)	Security Deposit for Building		Rs.3,50,000/- (Rupees Three lakh and fifty thousand only)
iv)	Security Deposit for Display Board		Rs.10,000/- (Rupees Ten thousand only)
v)	IDC payable to MD, CMWSSB		Rs.1,30,000/- (Rupees One lakh and thirty thousand only)
vi)	Flag day Contribution by Cash	2567982 to 2567986	Rs.500/- (Rupees Five hundred only)

3. The applicant has also furnished an undertaking in the reference 6th cited to abide by the terms and conditions put forth by CMDA and DF&RS in the reference 5th & 7th cited.

4. The Promoter 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. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

9. (i) 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.

(ii) 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.

10. (i) 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.

(ii) 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.

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 NOCs issued by the DF&RS in the reference 7th cited.

13. Two sets of plan for the proposal is approved and numbered as Planning Permission **No. C/PP/MSB/ 19 (A to D)/2019**, dated **13.05.2019** in **Permit No. 11960** are sent herewith. The Planning Permission is valid for the period from **13.05.2019** to **12.05.2024**.

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

15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act and must provide temporary Lightning Arrestor while commencing the construction.

Yours faithfully,

G. George
14/05/19

for **PRINCIPAL SECRETARY /
MEMBER-SECRETARY**

Ⓟ
14/5/19

End :

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of GO in the reference 16th cited.

Copy To:

1. **M/s. Medical Research Foundation**
Represented by Thiru.G.Ramachandran
New No.41, Old No. 18, College Road,
Chennai – 600 006.
Mobile No. +91-9952965738
e-mail ID : indramu123@gmail.com
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. **Thiru.R.Bhaskar, B.Arch.,**
Architect, R.A. No. 649/2015, COA No. 13357
No.7, Ammaniammai Street, Mandaveli
Chennai – 600 028.
Mobile No. +91-9840042662
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9. **S.Soundarapandian, M.E.,**
Structural Engineer,
Class – I Licensed Surveyor No. 2004
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Adyar, Chennai – 600 020.
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10. **Thiru.S.Subramanian Bemba**
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