

BY REGISTERED POST WITH ACK.DUE



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(S)/10473/2017

Dated : .03.2018

To

The Commissioner,

Greater Chennai Corporation,

Ripon Building,

Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the Additional construction of Mezzanine floor between Ground floor & First floor and 7th floor to 9th floor – Dormitory/ Guest room & Partly MLCP in all the floors to the already approved Hospital Block : Double Basement floor + Ground floor + 6 floors - Hospital Building for Proton Therapy and Cancer Care Hospital with part of floors from 1st floor to 6th floor for MLCP for six levels of car parking with single way ramp and 2 car lifts; and Service Block : Basement floor + Ground floor + 2nd floor at Survey No.296/1B, 296/3B, 297/1A, 297/5A, 300/1B of Kottivakkam village, Dr.Vikram Sarabai Industrial Estate, Velachery - Tharamani Road, Chennai. applied by **M/s. Apollo Hospital Enterprise Ltd.** – Approved and forwarded to Local Body for issue of Building License – Reg.

Ref

1. Planning Permission Application received in the APU No. MSB/495/2017, dated 20.07.2017.
2. Earlier Planning permission issued vide this office letter C3(S)/3330/2015, dated 20.06.2017.
3. State Level Environment Impact Assessment Authority, Tamil Nadu Letter No. SEIAA-TN/F-540/ EC(8a)/381/2014 dt.30.03.2015.
4. CMWSSB concurrence Letter No. CMWSSB/P&D/EE-I/STP/78 (2014-15)/2015 dt.14.07.2015 for STP.
5. Tamil Nadu Pollution Control Board Consent Order No. 16011833048 vide Proceedings No. T13/TNPCB/F.0256MMN/RL/MMN/W/2016 dt.01.03.2016.
6. Applicant letter dated 14.06.2017 & 27.06.2017.
7. AAI NOC letter ref. No.CHEN/SOUTH/B/062417/228284 dated 26.06.2017
8. Legal opinion from K.Natarajan, Addl.City. Government Pleader-II Judicial Dept. dated 06.07.2017
9. G.O.(Ms) No. 85, H&UD (UD4(3)) Department dated 16.05.2017.
10. Shelter fee G.O.(Ms).no.135 dt.21.07.2017
11. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No.TNRERA/261/2017, dated 09.08.2017.
12. G.O.(Ms) No.106 (Micro, Small and Medium Enterprise (G) dept., dated 18.10.2010.



13. Minutes of the 238th MSB panel meeting held on 27.10.2017
14. Applicant letter. dated 02.11.2017
15. This office letter Even No. dated 13.11.2017 addressed to the Government.
16. DF&RS Lr.No.R.Dis.No.15874/C1/2017 PP.NOC.No.01/2018 dated 10.01.2018.
17. Minutes of the Committee of Senior Officers meeting held on 12.01.2018.
18. IAF NOC letter ref. No.TAM/5218/1/ATC dated 16.01.2018.
19. Government Lr.(Ms) No. 05, H&UD (UD1) Department, dated 18.01.2018.
20. Applicant letter dt.31.01.2018.
21. NOC from Police (Traffic) Rc.No.Tr/License/1012/22333/2017, dated 08.02.2018.
22. This office DC advice letter even No. dt.09.02.2018
23. Applicant letter dt.07.03.2018 (Remittance of DC & other charges & Undertakings) and 23.03.2018.

The Planning Permission Application received in the reference 1st cited for the for the Planning Permission for the Additional construction of Mezzanine floor between ground floor & first floor and 7th floor to 9th floor – Dormitory/ Guest room & Partly MLCP in all the floors to the already approved Hospital Block : Double Basement floor + Ground floor + 6 floors - Hospital Building for Proton Therapy and Cancer Care Hospital with part of floors from 1st floor to 6th floor for MLCP for six levels of car parking with single way ramp and 2 car lifts; and Service Block : Basement floor + Ground floor + 2nd floor at Survey No.296/1B, 296/3B, 297/1A, 297/5A, 300/1B of Kottivakkam village, Dr.Vikram Sarabai Industrial Estate, Velachery -Tharamani Road, Chennai. applied by **M/s. Apollo Hospital Enterprise Ltd.** has been examined and Planning Permission issued based on the Government approval accorded in the reference 19th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by the Government agencies in the references 3rd, 4th, 5th, 7th, 9th, 10th, 11th, 12th, 16th, 18th, 19th & 21st cited and subject to the condition that ***the applicant must obtain consent for operation from TNPCB before commencing the activity in the Building.***

Earlier the applicant has obtained Planning Permission for the construction of Hospital Block : Double Basement floor + Ground floor + 6 floors – Hospital Building for Proton Therapy and Cancer Care Hospital with part of floors from 1st floor to 6th floor for MLCP for six levels of car parking with single way ramp and 2 car lifts; and Service Block : Basement floor + Ground floor + 2nd floor at the same site under reference in Planning Permission No. C/ PP/ MSB / 25 (A to O) / 2016 dated 20.06.2017, Planning Permit No.11152 vide Letter No. C3(S)/3330/2015 dated 20.06.2017.

2. The applicant in the reference 23rd cited has remitted the following charges vide receipt No.B0056755, dated 23.02.2018 after adjustment of earlier remitted charges in Planning Permission in the reference 2nd cited.



Director of Fire and Rescue Service. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10(ten) 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 plan and violation of Development Regulations 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 the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for structural sufficiency as well as for supervision in the prescribed formats.

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 considers only the aspect 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.



Sl. No	Charges	Charges already remitted in earlier approval- File No. C3(S)/3330/2015 (receipt No.B00792 dt.24.03.2016)	Charges for additional construction
1.	Development Charges	Rs.11,00,000/- (Rupees Eleven Lakh only)	Rs.3,20,000/- (Rupees Three Lakh and Twenty thousand only)
2.	Scrutiny fee	Rs.75,000/- (Rupees Seventy five thousand only)	Rs.1,10,000/- (Rupees One Lakh and Ten thousand only)
3.	Infrastructure & Amenities Charges	Rs.1,36,25,000/- (Rupees One Crore Thirty six Lakhs and Twenty five thousand only)	Rs.41,00,000/- (Rupees Forty one Lakhs only)
4.	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)	Rs.10,000/- (Rupees Ten thousand only)
5.	Shelter Fee	-	Rs.31,00,000/- (Rupees Thirty one Lakhs only)
6.	Security Deposit for Building	Rs.1,50,00,000/- (Rupees One Crore and Fifty Lakhs only) vide B.G. No.004GT0217097000 3 dt.07.04.2017 valid upto 06.04.2020 issued by M/s.HDFC Bank Ltd, No.115, R.K.Salai, Opp kalyani Hospital, Chennai – 600004.	Rs.45,00,000/- (Rupees Forty five Lakhs only)

3. The applicant has also furnished a Demand Draft for a sum of Rs.15,30,000/- (Rupees Fifteen Lakhs and thirty thousand only) vide DD. No. 013866 dt.21.02.2018 in favour of MD, CMWSSB towards IDC payable to CMWSSB drawn at Indian Overseas Bank, Apollo Hospital Branch, Chennai.

4. The applicant has furnished an undertaking in the reference 23rd cited to abide by the terms and conditions put forth by CMDA, Traffic Police, DF&RS, AAI, IAF, SEIAA, TNPCB and CMWSSB.

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



9. As per the G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016, 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. Also, Temporary lightning arrestor must be erected before commencement of the construction and maintained properly during the entire construction period and regular lightning arrestor is erected.

10. The project 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, as per the Government orders in the reference 11th cited.

11. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

12. Two sets of approved plans numbered as **C/ PP/ MSB/11 (A to R)/2018, dated .03.2018** in **Planning Permit No. 11199** are sent herewith. The Planning Permit is valid for the period from ~~01.03.2018~~ to ~~31.03.2023~~.

13. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

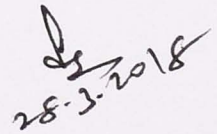
Yours faithfully,


for **MEMBER-SECRETARY**

Encl:

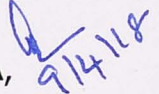
- 1) Two sets of approved plans
- 2) Two copies of Planning Permit


28/3/18


28-3-2018

Copy to:

1. **M/s. Apollo Hospital Enterprise Ltd**
55, G-Block, First floor,
Ali Towers, Greams Road,
Chennai- 600 006.

2. **The Deputy Planner,**
Enforcement Cell (South), CMDA, 
Chennai-600 008. (With one set of approved plans)



3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.
4. **The Director of Fire & Rescue Service** (With one set of approved plans)
Greams Road, Chennai-600 006.
5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road, Chintadripet,
Chennai-600 002.
6. **The Additional Deputy Commissioner
of Police (Traffic),**
Vepery, Chennai-600 007.
7. **The Chief Engineer,**
TNEB, Chennai-600 002.
8. **Thiru.T.Dhinesh B.Arch,** (By speed post)
Registered Architect,
COA No. CA/2009/43967
No.10/1, 2nd Street, Kasturibai Nagar,
Avadi, Chennai – 600 054.
Mobile No. 7373083060
e-mail ID : pappu1204@gmail.com
9. **Dr.S.Justin M.E., Ph.D.,** (By speed post)
Chartered Engineer, Structural Engineer,
Reg no. M/143678/8
EDRC – Buildings & Factories
L&T Construction, Chennai.
Mobile No. 9445006064
e-mail ID : sjustin@Inteccc.com
10. **Thiru.T.V.Shanmugam,** (By speed post)
Site Engineer,
L&T Construction, Chennai.
Mobile No. 9600010197
e-mail ID : shanmugam@Inteccc.com

