

**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 (S)/10473 /2017**

**Dated: 09/02.2018**

To

**M/s. Apollo Hospital Enterprise Ltd**

55, G-Block, First floor,  
Ali Towers , Greams Road,  
Chennai- 600 006.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the Additional construction of mezzanine floor between ground floor & first floor and 7<sup>th</sup> floor to 9<sup>th</sup> 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 1<sup>st</sup> floor to 6<sup>th</sup> floor for MLCP for six levels of car parking with single way ramp and 2 car lifts; and Service Block : Basement floor + Ground floor + 2<sup>nd</sup> 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.**– Remittance of DC & Other Charges – Reg.

- Ref:
1. Planning Permission Application received in the APU No. MSB/495/2017, dated 20.07.2017.
  2. Applicant Lr. dated 09.05.2017.
  3. AAI NOC letter ref. no.CHEN/SOUTH/B/062417/228284 dated 26.06.2017
  4. Legal opinion from K.Natarajan, Addl.City.Government Pleader-II Judicial Dept. dated 06.07.2017
  5. Shelter fee G.O.(Ms).no.135 dt.21.07.2017
  6. Minutes of the 238<sup>th</sup> MSB panel meeting held on 27.10.2017
  7. G.O.(Ms) No.106 (Micro, Small and Medium Enterprise (G) dept dated 18.10.2010 .
  8. Applicant Lr. Dated 02.11.2017
  9. This office letter Even No. dated 13.11.2017 addressed to the Government.
  10. DF&RS Lr.No.R.Dis.No.15874/C1/2017 PP.NOC.No.01/2018 dated 10.01.2018.
  11. IAF NOC letter ref. No.TAM/5218/1/ATC dated 16.01.2018.
  12. Government Lr.(Ms) No. 05, H&UD (UD1) Department, dated 18.01.2018.



The Planning Permission for the Additional construction of mezzanine floor between ground floor & first floor and 7<sup>th</sup> floor to 9<sup>th</sup> 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 1<sup>st</sup> floor to 6<sup>th</sup> floor for MLCP for six levels of car parking with single way ramp and 2 car lifts; and Service Block : Basement floor + Ground floor + 2<sup>nd</sup> 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. is under process. To process the application further, you are requested to remit the following by 7 (Seven) separate Demand Drafts of a Nationalized 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, CMDA, Chennai-8 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328):

Sl.No	Charges/Fees/Deposits-(for additional/FSI area after deducting earlier approved area)	Total Amount
i)	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs. <b>3,20,000/-</b> (Rupees three lakh and twenty thousand only)
ii)	Balance Scrutiny fee	Rs. <b>1,10,000/-</b> (Rupees one lakh and ten thousand only)
iii)	Security Deposit (For Building)	Rs. <b>45,00,000/-</b> (Rupees forty five lakhs only)
iv)	Security Deposit for Display Board	Rs. <b>10,000/-</b> (Rupees Ten Thousand only)
v)	Infrastructure & Amenities charges	<b>Rs.41,00,000/-</b> (Rupees Forty one lakhs only)
vi) vii)	Shelter Fee	<b>Rs.31,00,000/-</b> (Rupees thirty one lakhs only)

You are also requested to remit the sum of **Rs 500/-** (Rupees Five Hundred only) by cash towards contribution of Flag Day.

The security deposit is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

Security Deposit is refundable amounts 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.

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.

2. (i) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise 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, at the rate of 15%** per annum **for amount payable towards I&A charges** from the date of issue of the advice up to the date of payment.
  - (iii) Accounts Division shall work out the interest and collect the same along with the charges due.
  - (iv) No interest is collectable for security deposit.
  - (v) 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.
  - (vi) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.
3. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.
  4. 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 4(i) d of Annexure-III:-
      - 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. The applicant shall comply with all other statutory/administrative / clearance/ approval/sanction requirements in respect of the proposed development.
- 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 facts in the application, 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.
  - a. Undertaking (in the format prescribed in Annexure-XIV to DCR, 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.
  - b. 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.
- xiii) An Undertaking to abide the terms and conditions put forth by Police(Traffic) DF&RS, AAI & IAF in Rs.20/- Stamp Paper duly notarized.

5. You are also requested to furnish a Demand Draft drawn in favour of **Managing Director, Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB)**, Chennai – 600 002, for a sum of Rs. Say **Rs.15,30,000/- (Rupees Fifteen Lakhs and thirty thousand only)** towards Infrastructure Development charge. The Infrastructure Development charge (a statutory levy) is levied under the provisions of Sec. 6(xii) a of CMWSSB Amendment Act, 1998 read with Section 81(2) (ii) of the Act. As per the



CMWSSB Infrastructure Development Charges (Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, and CMWSSB / S.E (Co-ord & MIS) / Regn / 015 / 2014 dated 05.02.2014 CMDA is empowered to collect the amount of behalf of CMWSSB and transfer the same to CMWSSB.

6. 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.

7. This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of Commissioner, Greater Chennai Corporation.

8. You are also requested to furnish the following particulars:

### 1.Revised plan rectifying the following defects.

- i) Plans reflecting as on site conditions not furnished.
- ii) 10% of car parking & TW parking to be reserved for PHC persons.
- iii) Temple on the South west corner on required setback space is not permissible.
- iv) Setback measurement at crucial points to be mentioned.
- v) Car and TW parking reserved for Physically challenged persons to be mentioned properly.
- vi) Site boundary as per earlier approved plan to be shown.
- vii) Canopy projection to be shown properly in the site plan.
- viii) Section and Elevation requires correction with respect of floor plans.
- ix) Area statement and proposal title requires correction.
- x) Split up dimensions do not tally with overall dimensions.
- xi) Level shown in the site plan requires correction.
- xii) Levels shown in the section do not tally with the overall the height and total height of the building mentioned.
- xiii) Ramp dimensions and slope of ramp to be mentioned in the all the floor plans.
- xiv) Building dimensions of Hospital block & service Block to be shown properly in the site plan.
- xv) OSR gift deed Document Number to be mentioned in the site plan. \_\_\_\_\_
- xvi) Car and TW parking are to be numbered properly. \_\_\_\_\_
- xvii) Key plan shown in the site plan is not legible. \_\_\_\_\_
- xviii) Details of security room, STP & Sumps are to be shown properly in the site plan. \_\_\_\_\_
- xix) Bell mouth entry to be provided for both entry & exit gates. \_\_\_\_\_
- xx) Usage of rooms are to be explicitly mentioned.
- xxi) Over all building dimensions are to be shown for both Hospital & service Block.
- xxii) Unwanted Block images are to be removed.
- xxiii) Length and slope of stretcher ramp not mentioned in all the floor plans
- xxiv) Conditions imposed by <sup>and other Agencies</sup> DP & RL shall be complied and incorporated in the Revised plan.



2. Revised NOC's from Police (Traffic) to be furnished for the revised proposal.
3. Structural design details vetted by PWD to be obtained before issue of Planning Permission.

9c

Yours faithfully,

*[Handwritten signature]*  
21/18

for **MEMBER-SECRETARY**

**Copy to:**

1. *[Handwritten initials]* Chief Accounts Officer,  
Accounts (Main) Division, CMDA,  
Chennai – 600 008.
  
2. The Commissioner,  
Greater Chennai Corporation,  
Chennai – 600 003

*[Handwritten initials]*  
08/02/18

*[Handwritten signature]*  
8-2-2018

*[Handwritten signature]*  
08/21/18

