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	<p align="center"><b>CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY</b> Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008 Phone : 28414855 Fax: 91-044-28548416 E-mail: <a href="mailto:mcmda@tn.gov.in">mcmda@tn.gov.in</a> Web site: <a href="http://www.cmdachennai.gov.in">www.cmdachennai.gov.in</a></p>
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Letter No. C3(S)/7879/2017

Dated: .07.2019

To

**The Commissioner,**  
Sembakkam Municipality,  
Sembakkam.

Sir,

**Sub:** CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the Proposed Revision to the earlier approved plan for the construction of Basement Floor + Ground floor + 1<sup>st</sup> Floor to 6<sup>th</sup> Floor – Hospital Building at Door No.175, Tambaram – Velachery Main Road, Gowrivakkam, Chennai. Bearing S.No.81/1B2 of Gowrivakkam Village submitted by – **M/s. EQUITAS HEALTHCARE FOUNDATIONS**, GPA (POA) of Sri Dakshinamnaya Sringeri Saradha Peetam – Approved and forwarded to Local Body for issue of Building License – Regarding.

- Ref:**
1. Planning Permission Application received in APU No.MSB/344/2017 dated 31.05.2017-
  2. Earlier Planning permission was issued by this office letter No.C3(S)/3158/2013 dated. 06.04.2016.
  3. This office letter even No. dated 06.04.2016. addressed to The Executive Officer, Sembakkam TP.
  4. GPA from Sri Dakshinamnaya Sringeri Saradha Peetam to Equitas Development Initiative Trust in certificate No.IN-KA245302273091450 dated 14.10.2016 by Indian Non Judicial Govt. of Karnataka.
  5. Applicant letter dated 31.05.2017.
  6. Minutes of the 238<sup>th</sup> MSB panel meeting held on 27.10.2017
  7. This office letter even no. dated 13.11.2017 addressed to the Government.
  8. Government Lr.(Ms) No. 03, H&UD (UD1) Department, dated 09.01.2018.
  9. This office DC advice letter even No. dated 16.02.2018 addressed to applicant.
  10. NOC from DF&RS in K.Dis.No.23106/C1/2017 PP.NOC.NO.18/2018 dated 15.02.2018
  11. Applicant letter dated 05.03.2018 & 14.03.2018 along with remitted the DC & other charges and undertaking in Rs. 20/- Stamp paper.
  12. NOC from TNPCB in letter No. F.1839MMN/OL/DEE/TNPCB/MMN/A/2018

15/7/19  
[Handwritten signature and stamp]



- dated 05.02.2018.
13. NOC from AERB (Atomic Energy Regulatory Board) in letter No. TN-50761-INST dated 07.03.2018.
  14. NOC from AAI in letter CHEN/SOUTH/B/031015/106882 dated 29.04.2015.
  15. NOC from Police (Traffic) Rc.No.Tr/License/316/7207/2018, dated 09.04.2018.
  16. Applicant letter dated 25.04.2018 along with document copy of Supplementary MOU dated 12.04.2018
  17. Applicant letter dated 02.05.2018 along with copy of Bank Guarantee.
  18. Applicant letter dated 03.05.2018 requested to change the trust name(from Equitas Development Initiatives Trust to Equitas Health Care Foundation).
  19. Applicant letter dated 10.05.2018 received on 14.05.2018 for BG extension.
  20. This office letter even No. dated 12.09.2018 & 14.09.2018 addressed to applicant.
  21. Applicant letter dated 14.11.2018 & 20.12.2018.
  22. NOC from Highways Department in letter No. 3485/2010/Supt. dated 16.08.2011.
  23. Letter received from Highways department in letter No. 364/2014/JDO-3 dated 18.02.2014.
  24. Applicant letter dated 16.02.2019 & 25.03.2019 along with undertakings in Rs. 20/- Stamp paper.
  25. This office letter even No. dated 03.06.2019 addressed to the commissioner, Sembakkam Municipality.
  26. Letter received from the Commissioner, Sembakkam Municipality in Na. Ka. No. 80/2016/F1 dated 04.06.2019 along with copy of final approval letter, Planning Permit & Approved Plans.
  27. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
  28. GO (Ms) No.135, dated 21.07.2017 (shelter Fee)
  29. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017

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The Planning Permission for the Proposed Revision to the earlier approved plan for the construction of Basement Floor + Ground floor + 1<sup>st</sup> Floor to 6<sup>th</sup> Floor – Hospital Building at Door No.175, Tambaram – Velachery Main Road, Gowrivakkam, Chennai. bearing S.No.81/1B2 of Gowrivakkam Village applied by **M/s. EQUITAS HEALTHCARE FOUNDATIONS**, GPA (POA) of Sri Dakshinamnaya Sringeri Saradha Peetam has been examined and Planning Permission issued based on the Government approval accorded in the reference 8<sup>th</sup> cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by the Government agencies in the references 10<sup>th</sup>, 12<sup>th</sup> to 15<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, & 26<sup>th</sup> cited.

2. Earlier the applicant has obtained Planning Permission for the construction of Stilt Floor + 1<sup>st</sup> Floor to 7<sup>th</sup> Floor + 8<sup>th</sup> Floor (pt) Hospital Building at the same site under reference in Planning Permission No. C/ PP/ MSB / 19 (A to B) / 2016 dated 06.04.2016, Planning Permit No.9065 vide Letter No. C3(S)/3158/2015 dated 06.04.2016.

3. The applicant in the reference 11<sup>th</sup> cited has remitted the following charges vide receipt No.B006900, dated 14.03.2018 after adjustment of earlier remitted charges in Planning Permission in the reference 2<sup>nd</sup> cited.

Sl.No	Charges/Fees/Deposits	Total Amount for the present PPA	Already remitted in file No.C3 (S) /3158/2013 vide Receipt.No. 02538 dated 25.09.2015	Balance amount remitted.
i)	Development charge for building under Sec.59 of the T&CP Act, 1971	Rs.1,55,000/- (Rupees one lakh fifty five thousand only)	Rs.1,75,000/-	Nil
ii)	Regularisation Charges	NA Already collected	Rs.50,000/-	Nil
iii)	Balance Scrutiny fee	(Rs.20,000 - Rs.10,000) Rs.10,000/- (Rupees ten thousand only)	Not adjustable one	Rs. 10,000/-(Rupees ten thousand only) Vide Receipt No. B006900 dated 14.03.2018
iv)	Security Deposit For Building	Rs.21,00,000/- (Rupees Twenty one lakhs only)	Rs.22,40,000/- (Applicant already furnished BG in certificate no.IN-KA3539855305457 7N dated 05.10.2015)	Revised Bank guarantee furnished in BG No. 15708BG000003 dt. 04.05.2018 for Rs.22,40,000/- issued by Karnataka Bank Ltd., Sringeri Branch validating the period upto 14.10.2023
v)	Security Deposit STP	Rs.1,20,000/- (Rupees One lakh twenty thousand only)	Rs.1,30,000/- receipt No.SD/206 dated 25.09.2015	Nil
vi)	Security Deposit for Display Board	Rs.10,000/- (Rupees ten thousand only)	Not adjustable One	Rs.10,000/-(Rupees Ten Thousand only) Vide Receipt No. B006900 dated 14.03.2018



vii)	Infrastructure & Amenities charges	Rs.27,75,000/- (Rupees Twenty seven lakhs and seventy five thousand only)	Rs.31,10,000/- receipt No.02539 dated 25.09.2015)	Nil
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4. Bank Guarantee already furnished in BG No.15708BG000003 dated 14.10.2015 for Rs.22,40,000/-(Rupees Twenty two Lakhs and forty thousand only) towards Security Deposit for Building for earlier Planning permission in C/PP/MSB/19(A to B)/2016 dated 06.04.2016. The applicant has extended the bank Guarantee in BG No.15708BG000003 dated 04.05.2018 issued by Karnataka Bank Ltd, Sringeri Branch valid upto 14.10.2023 for Rs.22,40,000/-(Rupees Twenty two lakhs and forty thousand only) in the name of Administrator Sri Sringeri math and its Properties.

5. The applicant has furnished an undertaking in the reference 11<sup>th</sup> & 24<sup>th</sup> cited to abide by the terms and conditions put forth by CMDA in the reference 9<sup>th</sup> cited, Traffic Police, DF&RS, AAI, IAF, Highways department and TNPCB.

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

7. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

8. 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.

9. 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.

10. 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 1/3<sup>rd</sup> 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.

11. 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 33<sup>rd</sup> cited.

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

13. Two sets of approved plans numbered as **C/ PP/ MSB/29 (A to E)/2019, dated 05.07.2019 in Planning Permit No.11970** are sent herewith. The Planning Permit is valid for the period from **05.07.2019 to 04.07.2024**.

14. This approval is not final. The applicant has to approach the Commissioner, Sembakkam Municipality for issue of Building Permit under the Local Body Act.

Yours faithfully,

o/c

for **PRINCIPAL SECRETARY/  
MEMBER SECRETARY**

03/7/19

4/7/19

5/7/2019

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

Copy to:

1.	<b>M/s. EQUITAS HEALTHCARE FOUNDATIONS.</b> GPA (POA) of Sri Dakshinamnaya Sringeri Saradha Peetam 601, 6 <sup>th</sup> Floor, Phase-I, No. 769, Spencer Plaza, Anna Salai, Chennai-600 002.	
2.	<b>The Deputy Planner,</b> Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans) <i>15/07/2019</i>
3.	<b>The Commissioner of Income Tax</b> No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
4.	<b>The Director of Fire &amp; Rescue Service</b> Greaves Road, Chennai-600 006.	(With one set of approved plans)
5.	<b>The Chief Engineer, CMWSSB,</b> No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	<b>The Additional Deputy Commissioner of Police (Traffic),</b> Vepery, Chennai-600 007.	
7.	<b>The Chief Engineer,</b> TNEB, Chennai-600 002.	
8.	<b>Thiru. P.S. Ganesh B.Arch,</b> Registered Architect, COA No. CA/2012/58008 T2, Third Floor, Shivaji's Maniram Building, No. 2, Gandhi Mandapam Road, Kotturpuram Road, Chennai-600 085.	(By speed post)
9.	<b>S. Padmanabhan</b> Registered Structural Engineer, Grade-I, Reg. No. SE/GR-I/19/05/123 Jayam Consultant (P) Ltd. G-2, Sheshadri Manor, No.1, Sheshadri Road, Alwarpet, Chennai - 600 018 Mobile No. 9790983145 e-mail ID : <a href="mailto:jsp@jayamcpl.com">jsp@jayamcpl.com</a>	(By speed post)
10.	<b>Mallika padmanabhan</b> Site Engineer, Registered Engineer Grade - I (RE). No.175, T.T.K Road, Alwarpet, Chennai - 600 018 Mobile No. 9444035396 e-mail ID : <a href="mailto:mallika@jayamcpl.com">mallika@jayamcpl.com</a>	(By speed post)

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