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BY REGISTERED POST WITH ACK.DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY  
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,  
Chennai - 600 008

o/c

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mcmda@tn.gov.in](mailto:mcmda@tn.gov.in), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No.C4/6883/2019, Dated: 26.02.2021

To

The Commissioner,  
Tambaram Municipality,  
Chennai.

Sir,

**Sub:** CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the existing Hospital Building Main Block consisting of Ground floor + 2 floors + 3<sup>rd</sup> floor (part); Sri Ramanamma Block consisting of Ground Floor + 2 floors and Electrical & Generator Room consisting of Ground floor along with other structures in the setback spaces Generator covered with shed, Toilet, Security Shed, Anjanayar Temple, Pump room and connecting corridor which connect the main building with the Sri Ramanamma Block at Door No.103, GST Road and Mudichur Main Road in R.S.No.325(pt) T.S.No.16 and 21 Block No.14, Ward No.E of Tambaram Village within the limit of Tambaram Municipality and also the appellant has shown a separate land in T.S.No.21, Block No.14, Ward No.E of Tambaram Village measuring an extent of land 1200 sq.m for car parking to satisfy the parking requirements of the hospital building – Approved and forwarded to Local Body for issue of Building Permit – Reg.

26/2/21  
DISPATCHED

- Ref:**
1. Planning Permission Application received in SBC No. BS2/2019/0093, dated 25.04.2019.
  2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
  3. G.O.Ms.No.303, H&UD Department dated 30.12.2013 (TNGG Notification dated.29.01.2014).
  4. This office DC letter even No. dated 07.06.2019.
  5. Letter dated. 25.02.2021, received from the applicant.

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2.The applicant has remitted the following charges in the reference 5<sup>th</sup> cited.

i)	Development charges	₹ 2,88,000 /-	Receipt No. B0018657, dated.24.02.2021.
ii)	Scrutiny Fee	₹ 32,000/-	
iii)	Regularization Charges	Nil	
iv)	OSR Charges	₹ 2,66,60,000 /-	
v)	Security Deposit for Building	₹ 20,35,000 /-	
vi)	Security Deposit for Display Board	Nil	
vii)	Security Deposit for STP	Nil	
viii)	Infrastructure and Amenity charges	₹ 34,78,000 /-	
ix)	Shelter Charges	₹ 26,09,000 /-	
x)	MIDC Charges	Nil	

3.Two sets of approved Plans are numbered as **C/13158/10A to H /2021**, dated **26.02.2021**, **Planning Permit No.13158** are sent herewith. The Planning Permit is valid for the period from **26.02.2021 to 25.02.2026**.

4.The Localbody 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.

5.The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the



competent Authority. The Town & Country Planning Act 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.

6. 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 Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994.

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 Design Sufficiency as well as for supervision in the prescribed formats.

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 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.

8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the 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.

9. This Planning Permission is not final. The applicant has to approach the Commissioner, Tambaram Municipality for issue of Building Permit under the Local Body Act.





10. Applicant shall not commence construction without building approval from the Tambaram Municipality

10. 4<sup>th</sup> floor (part) in the Main Block. Should be demolished before applying Complete Certificate and the same will be confirmed by June 1882 of Complete Certificate

Yours faithfully,

17. 31.8.21  
As per GO (S.D) NO. 126 H.SUD (UD-V) Dept  
The additional land Compose is TS.No. 21

O/C  
26/2/21  
For Member Secretary

Block NO. 14, Ward E of Tambaram Municipality should be used only for Car & Two parking and it will not be put into any other use later

26/2/2021  
26/02/21

Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **Hindu Mission Hospital**  
Represented by its Secretary D.K.Srinivasan  
No.103, GST Road,  
West Tambaram,  
Chennai 600045.
2. **The Deputy Planner** *Sivath 23/2/21*  
Enforcement Cell (South), 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 Member**  
Appropriate Authority  
No.108, Mahatma Gandhi Road, Nungambakkam,  
Chennai-34.



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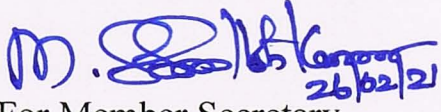
9. This Planning Permission is not final. The applicant has to approach the Commissioner, Tambaram Municipality for issue of Building Permit under the Local Body Act.



10. 4<sup>th</sup> floor (part) in the Main Block Should be demolished before applying completion certificate and the same will be confirmed before issue of completion certificate

11. As per G.O (3D) No. 126 H&UD (UD-V) Dept dated 31.08.2016 the additional land comprised in T.S.no.21 Block No. 14, Ward E of Tambaram Municipality should be used only for car & Two parking and it will not be put into any other use later.

Yours faithfully,

  
For Member Secretary



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