



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
Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/HRB/S/0527/2022**

Date : 23/02/2024

To
The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.
Sir,

Sub: CMDA-Area Plans Unit - High Rise Building (South) – The Planning Permission for the proposed construction of High Rise Building (HRB) consisting of Block – 1 : Extended Triple Basement floor + Ground floor + 11 floors – Hospital Building & Block – 2 : Ground floor + 1st floor – Utility Building at Plot No. 19 to 26, 48/1 & 48/2, Door No. 142/133, St.Mary's Road, Alwarpet, comprised in T.S. No. 3676 (Part), Block No. 73 of Mylapore village, Mylapore Taluk, Chennai within the limits of Greater Chennai Corporation applied by M/s. M.G.M. Health Care Pvt Ltd., Represented by its Managing Director Thiru.M.K.Rajagopalan . Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/0527/2022 dt.27.09.2022.
 2. Collector, Chennai District Letter No. J10/27554/2022 dt.25.11.2022.
 3. DF&RS NOC received in letter R.Dis No.3640/C1/2023 - PP No.43/2023; Dated: 13.04.2023.
 4. Minutes of 271st MSB Panel meeting held on 30.05.2023.
 5. GCC letter NO.TP. D.C.No.D2/2650/2022; Dated 20.06.2023.
 6. This office letter even No. dated 11.07.2023, addressed to the Government.
 7. G.O (Ms) No.96/2023, H& UD Department, Dated 08.08.2023.
 8. IAF NOC received in AFSTATV/4009/5/ATS (B M-II) dated 05.12.2022
 9. Environmental Clearance received in Letter No. SEIAA-TN/F.No.9541/EC/8(a)/92312023 dated 21.03.2023.
 10. AAI NOC received in CHEN/SOUTH/B/110922/725545 dated 06.10.2023 valid upto 05.01.2031 (Permissible height 70.00m).
 11. Structural design report and drawings for the entire structures vetted by Anna University received in letter dated 28.08.2023
 12. Applicant letter dated 12.12.2023.
 13. Hon'ble High Court order dated.02.02.2024 and 07.02.2024 in W.P No. 1833 of 2024 and W.M.P.No. 1903 & 1904 of 2024.
 14. This office online DC advice letter dated 16.02.2024.
 15. TNPCB Letter in Lr.No.DEE/TNPCB/CHN/COMP/407990932/2024 dated 06.02.2024.
 16. U.O.Note received from legal Division in U.O.Note No.LD2/957/2024 dated 13.02.2024.
 17. The applicant remitted the DC & other charges online dated 20.02.2024.

The Planning Permission application for the Proposed construction of High Rise Building (HRB) consisting of Block – 1 : Extended Triple Basement floor + Ground floor + 11 floors – Hospital Building & Block – 2 : Ground floor + 1st floor – Utility Building at Plot No. 19 to 26, 48/1 & 48/2, Door No. 142/133, St.Mary's Road, Alwarpet, comprised in T.S. No. 3676 (Part),

Block No. 73 of Mylapore village, Mylapore Taluk, Chennai within the limits of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited and subject to the usual conditions put forth by CMDA in the reference 2nd, 3rd, 5th, 8th to 10th, 13th and 14th cited.

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.59,959.00	CMDA/PP/Ch/8641/2022 & dt. : 27 September, 2022
II	Scrutiny Fees	Rs.30,160.00	CMDA/PP/Ch/12232/2023 & dt. : 27 October, 2023
III	Balance Scrutiny Fees	Rs.25,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
IV	Development charges for land per Sq. m.	Rs.67,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
V	Development charges for building per Sq. m.	Rs.7,85,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
VI	Regularisation charge for land	Rs.6,75,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
VII	OSR Charges	Rs.2,66,90,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
VIII	Security Deposit for Building	Rs.1,14,15,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
X	I & A Charge	Rs.1,59,40,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
XI	Premium FSI Charges	Rs.46,25,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
XII	Shelter Charges	Rs.3,29,40,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
XIII	IDC - CMWSSB (For sewerage area only)	Rs.73,10,000.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024
XIV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/13285/2024 & dt. : 20 February, 2024

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.
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 hermetically 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 TNCD&BR - 2019 and enforcement action will be taken against such development.

5. 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 / Registered Engineers / 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. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

6. 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.

7. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.
8. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.
9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)
10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0004/2024** dated **23/02/2024** in **Permit No. OL-00773** are sent herewith. The Planning Permission is valid for the period from **23/02/2024 to 22/02/2032**
11. **As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, 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.

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

This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,



Name: S Vasudevan.

Designation: Assistant Planner

Date: 23 February, 2024

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

M/s.MGM Healthcare Private Limited
No. 72, Nelson Manickam Road,
Aminjikarai, Chennai – 600 029

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008.

The Director,
Director of Fire and Rescue Service,

No.17, Rukamani Laksmipathy Salai,
Egmore, Chennai-600 008.

The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034.

The Chief Engineer,
TNEB, Chennai - 600 002.

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.

Thiru. Dhinesh,
CMDA Registration No. RA/GR-I/19/03/023
No. 10/1, 2nd Street, Kasturi Nagar,
Avadi, Chennai – 600 054.

Thiru. Alex Jacob,
CMDA Registration No. SE/GR-I/19/02/001
No.41A, Beach Road,
Kalakshetra Colony, Chennai – 600 090.

Thiru.Manikanda Prakash,
CMDA Registration No. CE/2022/04/1038
F1, SaaiSneham Apartments,
No.74, Anbu Nagar, 8th Street,
Valasaravakkam, Chennai – 600 087.