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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

Letter No.PP/NHRB/C/ 800 /2019, Dated: 23.03.2020

From

Thiru.N.S.Periyaswamy,
Chief Planner,
Area Plans Unit.
CMDA, Chennai -8.

To

M/s.TIL Health Care Pvt. Ltd.,
Rep by P. Srinivasan,
No.72, Marshall Road, Egmore,
Chennai – 600 008.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (Central) - Planning Permission for the additional construction of Block 2 - Stilt + 4 floors, Office building to existing (approved) Block 1 – Double Basement floor + Ground floor + 3 floors office building Door No.3/1, Club House Road, Royapettah, Chennai - 600 002, comprised in Old R.S.No.314/3, 157/2B, New R.S.No.314/3, 314/14, Block No.9 of Triplicane village within Greater Chennai Corporation – Remittance of DC & Other charges – DC advice Sent – Reg.

Ref: 1. Planning Permission Application received in SBC No. CMDA/PP/ NHRB/C/ 800 /2019, dated 31.08.2019..

2. G.O.Ms.No.86, H&UD Department dated 28.03.2012

3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.

4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.

5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

6. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019

7. CMDA Office Order No.7/2019 dated 12.03.2019.

8. This office letter even no. addressed to the sub Registrar, Sub-Registrar office, Triplicane, Chennai for GLV dt.13.03.2020

9. GLV letter no.68/2020, dated 17.03.2020 from Sub-Registrar office, Triplicane, Chennai

10. G.O.(Ms).No.41, H&UD Department Amendments to TNCDBR 2019

For TIL HEALTHCARE PVT. LTD.

Authorised Signatory

PP/NHRB/C/ 800 /2019

11. G.O (Ms) No.54, H&UD (UD4(3)) Department dated 12.03.2020.

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The Planning Permission Application received in the reference 1st cited for the additional construction of Block 2 - Stilt + 4 floors, Office building to existing (approved) Block 1 – Double Basement floor + Ground floor + 3 floors office building Door No.3/1, Club House Road, Royapettah, Chennai - 600 002, comprised in Old R.S.No.314/3, 157/2B, New R.S.No.314/3, 314/14, Block No.9 of Triplicane village within Greater Chennai Corporation is under process. To process the application you are requested to remit the following charges by 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):

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	₹ 1,09,300/- (Rupees One lakh nine thousand three hundred only)
ii)	Balance Scrutiny Fee	₹ 4,800/- (Rupees Four thousand eight hundred Only)
iii)	Regularization charges	₹ 3,91,200/- (Rupees Three lakhs ninety one thousand two hundred only)
iv)	Open space & reservation charges	Nil
v)	Security Deposit (For Building)	₹ 7,31,250/- (Rupees Seven lakhs thirty one thousand two hundred and fifty only)
vi)	Security Deposit for Display Board	₹ 10,000/- (Rupees Ten thousand only)
vii)	Security Deposit for Septic tank with upflow filter	Nil
viii)	Infrastructure & Amenities Charges	₹ 10,77,000/- (Rupees Ten Lakhs seventy seven thousand only)
ix)	Premium FSI Charges	₹ 9, 53,21,150/- (Rupees Nine crores fifty three Lakhs twenty one thousand one hundred and fifty only)
x)	MIDC Charges	₹ 6,35,700/- (Rupees Six Lakhs thirty five thousand seven hundred only)
xi)	You are also requested to remit the sum of Rs 500/- (Rupees Five Hundred only) by cash towards contribution of Flag Day	

For TIL HEALTHCARE PVT. LTD.

Authorised Signatory

Security Deposit amounts is refundable 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 amounts 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. a) No interest shall be collected on payment received within 30 days from the date of issue of the advise for such payment.

   b) Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges.

   c) Infrastructure and Amenities Charges shall be paid by the applicant within 30 days from the date of receipt of this demand letter, failing which in addition to the Infrastructure and Amenities Charges due, an interest at the rate of 15% per annum for the amount due shall be paid for each day beyond the said 30 days upto a period of 90 days and beyond that period of 90 days, an interest at the rate of 18% per annum for the amount due shall be paid by the applicant.

   d) Accounts Division shall work out the interest and collect the same along with the charges due.

   e) No interest is collectable for security deposit.

   f) 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.

   g) 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 TNCDBR:-

      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 Non High Rise Building, Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE), and Registered Developers (RD) shall be associated with the construction work till it is completed

      iii) The Owner or Developer shall compulsorily appoint a Construction Engineer for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.

For TIL HEALTHCARE PVT. LTD.

Authorised Signatory

iv) The Registered Architect or Registered Engineer and the structural engineer shall be responsible for adhering to the provisions of the relevant and prevailing Indian Standard Specifications including the National Building Code. However they will not be held responsible for the severe damage or collapse that may occur under any natural force going beyond their design courses provided in the above said Standards or National Building Code.

v) The Registered Architect or Engineer is solely responsible for obtaining the certificate required under this rule from the registered professionals.

vi) In the event of any deviations the Registered Architect or Engineer is the solely responsible to bring it to the notice of CMDA.

vii) The owner or developer shall submit an application to CMDA in the first stage after completion of work up to plinth level requesting for issue of order for continuance of work.

viii) The owner or developer through the registered professional shall submit to the designated officer of CMDA a progress certificate in the given format at the stage of Plinth and last storey level along with structural inspection report as provided.

ix) If the services of the Registered Architect or Engineer on record are terminated he shall immediately inform CMDA about his termination and the stage of work at which his services have been terminated. The Registered Architect or Engineer appointed as replacement of the preceding Registered Architect or Engineer shall inform about his appointment on the job and inform CMDA of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.

x) The Registered Architect or Engineer appointed shall inform CMDA immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.

xi) If during the construction of the building the owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on record (ER) / Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) or Registered Construction Engineer on Record (CER) is changed, he shall intimate to CMDA by a registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new Owner or Registered Developer or Registered Architect on Record (AR) etc., undertakes the full responsibility for the project as prescribed in these rules and also in the forms.

xii) A new owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on Record (ER) or Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) and Registered Construction Engineer on Record (CER) shall inform the change to CMDA, and before taking responsibility as stated above, check as to whether the work already executed is in accordance with the Building Permit granted by the competent authority. He or She may go ahead with the remaining works only after obtaining permission with CMDA.

For TIL HEALTHCARE PVT. LTD.

Authorised Signatory

xiii) The owner or Power of Attorney holder or registered developer or any other person who has acquired interest shall submit application in complete shape for issue of completion certificate according to the norms prescribed in TNCDBR Annexure - XXIII.

xiv) The completion certificate shall not be issued unless the information is supplied by the owner, developer, the registered professionals concerned in the schedule as prescribed by the competent authority from time to time.

xv) a) Temporary connection for water, electricity or sewer, permitted for the purpose of facilitating the construction, shall not be allowed to continue in the premises after completion of the building construction.

b) No connection to the water mains or sewer line or electricity distribution line with a building shall be made without the prior permission of the authority and without obtaining completion certificate.

c) In case, the use is changed or unauthorised construction is made, the authority is authorised to discontinue such services or cause discontinuance of such service.

xvi) 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.

xvii) 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.

xviii 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.

xix) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;

xx) If there is any false statement, suppression or any misrepresentations of acts in the applicant, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.

xxi) The new building should have mosquito proof overhead tanks and wells.

xxii) The sanction will be revoked, if the conditions mentioned above are not complied with.

xxiii Rainwater conservation measures notified by CMDA should be adhered to strictly.

b) Details of the proposed development duly filled in the format enclosed for display at the site in cases of High Rise Buildings.

For TIL HEALTHCARE PVT. LTD.

Authorised Signatory

5. The issue of planning permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the prepayment of the Development Charges and other charges, etc. shall not entitle the person to the planning permission, but only refund of the Development Charges and other charges(excluding Scrutiny Fee) in case of refusal of the permission for noncompliance 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 person provided the construction is not commenced and claim for refund is made by the applicant

6. This demand notice (DC advice) pertaining to the proposed construction falls within the jurisdiction of Greater Chennai Corporation.

7. You are requested to furnish the following particulars and 5 copies of revised plan rectifying the following corrections:

1. 69 Nos. of car parking and 305 nos of Two wheeler parking to tbe rearranged and 7 nos of PCP car parking and 31 nos of PCP Two wheeler parking to be shown.
2. Title and area statement to be shown correctly
3. Setback details to be shown correctly.
4. Rain water harvesting details to be shown as per TNCDBR 2019
5. Special provision for PCP such as parking, Toilet, Lift etc to be shown correctly.
6. Elevation and section to be shown correctly.
7. Registered Developer Certificate tobe furnished.
8. Handrail to be shown at staircase portion in stilt floor and door in stilt floor to be removed.
9. Site Boundary measurements "as on Document" to be changed "As on site in the site plan.
10. As on site and as per patta measurements to be shown correctly.
11. 2 Nos of display format to be furnished. .

Yours faithfully,

For Chief Planner 18/5/2020
Area Plans Unit

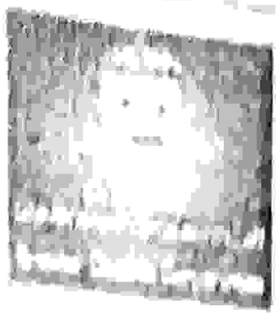
Copy to:

1. The Chief Accounts Officer,
   Accounts Main Division,
   CMDA, Chennai-8.

2 The Principal Chief Engineer,
Greater Chennai Corporation,
Chennai.

For TIL HEALTHCARE PVT. LTD.

Authorised Signatory



Greater Chennai Corporation

Town Planning Section-Works

Building Permission

(1919 ஆம்ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/Building Plan No.		திட்ட அனுமதி எண்/Plan Submission No.	
CMDA WDC No/0044/2020		PP/NHRB/C/800/2019 - 23/09/2020	
மண்டலம் எண்/Zone	வார்டு எண்/Ward	அனுமதி நாள்/Approval Date	விண்ணப்பம் பெறப்பட்ட நாள்/Application Date
N09	N111	04/12/2020	15/10/2020
விண்ணப்பதாரர் பெயர் மற்றும் முகவரி/Applicant name & address		TIL Healthcare Pvt. Ltd. Rep By P.Sreenivasan-No:72, Marshall Road, Egmore, Chennai 600008	
கட்டட வகை/Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம்/Plot address		Door No:3/1,Block No:9,Survey No:R.S.No: 314/3,314/14, Club House Road,Thousand Lights,Thousand Lights,Triplicane, Chennai, 600002	
Building License Fees			408300
Scrutiny Fees			600
Workers Welfare Board			492200
மொத்தம்/Total (In Rs.)			901100

Amount (in words). Rupees Nine Lakh One Thousand One Hundred Only

Payment Details:
DD Number: 249878 Amount (In Rs.): 901100 Date: 27/11/2020 Bank: HDFC BANK

இந்த குறிப்பிட்ட நிபந்தனைகளுக்கு உள்ளாக அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctionod plan copy.

அனுமதி கால முடிவு 03/12/2025
Permit Valid upto 03/12/2025

Digitally Signed by A S Murugan
Date: 04-Dec-2020 (16:49:55)

Executive Engineer (T.P.)

For TIL HEALTHCARE PVT. LTD.

Authorised Signatory

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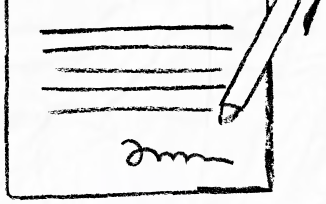

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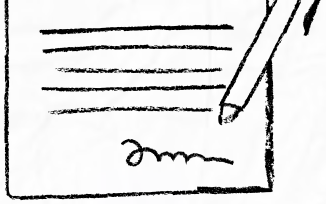

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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