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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.

File No. **: CMDA/PP/HRB/S/0481/2023** Date : 29/04/2024

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 Group Development consisting of Extended 1st Basement floor for Block 1 & 3, Block – 1: Ground Floor + 1st Floor (Utility Block) with 11.15m height, Block – 2: Ground Floor + 1st Floor (Utility Block) with 11.15m height & Block – 3 : Extended Triple Basement Floors + Combined Ground floor (Commercial Shops, Supermarket, Retail & Restaurants in front Part & Residential Lobby with Multipurpose Hall, Indoor Games, Electrical Room, AV Room in the Residential Rear Part) + Mezzanine floor (Two Wheeler Parking) + Combined 1st floor (Commercial Retail Shops in the Commercial front part & Parking area in the Residential Rear Part) + Combined 2nd floor (Commercial Retail Shops in the Front Part & Parking are in the Residential Rear Part) + Combined 3rd floor (Multipurpose pavilion, Restaurant, Cafeteria & office space in the Commercial Front Part and 2 Residential Dwelling units with Gym, Swimming Pool, Spa in the Residential Rear Part) + 4th floor to 18th floor (Office space with Refuge area in 5th, 8th, 11th, 14th & 17th floor in the Commercial Front part) with 84.75m height & 4th floor to 38th floor (Residential rear part with 198 Dwelling units & Refuge Area in 17th, 26th & 35th floor) with 133.25m height – Totally 200 Dwelling units by availing Premium FSI at Old Door Nos. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, New Door No.180, Anna Salai (Mount Road), Thousand Lights comprised in R.S.No.322/1, Block No. 11, of Triplicane Village, Mylapore Taluk, Chennai – 600002, and Door No. 8/16, Smith Road, comprised in R.S.No. 321/3, Block No. 10 of Triplicane Village, Mylapore Taluk, within the limits of Greater Chennai Corporation applied by M/s. Brigade Enterprises Ltd, represented by its Authorised Signatory Mr. Hrishikesh Nair - Approved and forwarded to Local Body for issue of Building License - Reg

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/0481/2023 dt.04.07.2023
2. AAI NOC ID: CHEN/SOUTH/B/032323/748635 dt.08.05.2023 valid upto 07.05.2031
3. AAI NOC ID: CHEN/SOUTH/B/ 032323/748633 dt.08.05.2023 valid upto 07.05.2031
4. Environmental Clearance received in Letter No. SEIAA-TN/F.No.9763/EC/8(a)/ 953/2023 dated:05.07.2023.
5. Minutes of the 272nd MSB panel meeting held on 10.08.2023.
6. IAF NOC in AFSTAM/4009/5/ATS(BM-II) dated 28.08.2023
7. DF&RS NOC in R.Dis.No.12142/C1/2023, PP NOC No.155/2023 dated 13.09.2023.
8. Online particular letter sent to the applicant on 19.09.2023.
9. TANGEDCO LTD in letter No.SE/CEDC/C/EE/GL/AEE/DEV/SDM/ F.LAND/D.No.728/23, dated 25.09.2023.
10. CMRL NOC in Letter No.CMRL/CONS-DES0PH2/38/2023 dated 30.10.2023
11. This office letter even No. dated 24.11.2023 addressed to the Government.

12. The Government letter (Ms) No. 71 H&UD-1/2024, dated 12.03.2024.

13. Applicant letter dated 14.03.2024 along with Gift deed for OSR and Street alignment.

14. This office letter even No. dated 26.03.2024 addressed to Sub Registrar, Triplicane.

15. OSR area gifted to CMDA vide gift deed document No.418/2024 dated 27.03.2024.

16. Street alignment area gifted to CMDA vide gift deed document No.419/2024 dated 27.03.2024.

17. This office online DC advice letter dated 22.04.2024.

18. Applicant remitted DC and other charges dated 23.04.2024.

The Planning Permission Application is for the proposed construction of High Rise Group Development consisting of Extended 1st Basement floor for Block 1 & 3, Block – 1: Ground Floor + 1st Floor (Utility Block) with 11.15m height, Block – 2: Ground Floor + 1st Floor (Utility Block) with 11.15m height & Block – 3 : Extended Triple Basement Floors + Combined Ground floor (Commercial Shops, Supermarket, Retail & Restaurants in front Part & Residential Lobby with Multipurpose Hall, Indoor Games, Electrical Room, AV Room in the Residential Rear Part) + Mezzanine floor (Two Wheeler Parking) + Combined 1st floor (Commercial Retail Shops in the Commercial front part & Parking area in the Residential Rear Part) + Combined 2nd floor (Commercial Retail Shops in the Front Part & Parking are in the Residential Rear Part) + Combined 3rd floor (Multipurpose pavilion, Restaurant, Cafeteria & office space in the Commercial Front Part and 2 Residential Dwelling units with Gym, Swimming Pool, Spa in the Residential Rear Part) + 4th floor to 18th floor (Office space with Refuge area in 5th, 8th, 11th, 14th & 17th floor in the Commercial Front part) with 84.75m height & 4th floor to 38th floor (Residential rear part with 198 Dwelling units & Refuge Area in 17th, 26th & 35th floor) with 133.25m height – Totally 200 Dwelling units by availing Premium FSI at Old Door Nos. 180, 233/1, 233/2, 233/3, 233/5, 233/6, 116/2F66, New Door No.180, Anna Salai (Mount Road), Thousand Lights comprised in R.S.No.322/1, Block No. 11, of Triplicane Village, Mylapore Taluk, Chennai – 600002, and Door No. 8/16, Smith Road, comprised in R.S.No. 321/3, Block No. 10 of Triplicane Village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 12th cited and subject to the usual conditions putforth by CMDA in reference 17th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd to 4th, 6th, 7th, 9th & 10th cited and subject to the conditions.

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.2,56,761.00	CMDA/PP/Ch/11202/2023 & dt. : 01 July, 2023
II	Scrutiny Fees	Rs.1,28,812.00	CMDA/PP/Ch/12418/2023 & dt. : 17 November, 2023
III	Scrutiny Fees	Rs.51,525.00	CMDA/PP/Ch/13633/2024 & dt. : 22 March, 2024
IV	Balance Scrutiny Fees	Rs.80,000.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 2024
V	Development charges for land per Sq. m.	Rs.1,00,000.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 2024
VI	Development charges for building per Sq. m.	Rs.21,40,000.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 2024
VII	Regularisation charge for land	Rs.19,00,000.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 2024
VIII	Security Deposit for Building	Rs.3,18,00,000.00	CMDA/PP/RC/0008/2024 & dt. : 26 April, 2024
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 2024
X	I & A Charge	Rs.4,77,80,000.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 2024
XI	Premium FSI Charges	Rs.1,24,23,40,000.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 2024
XII	Shelter Charges	Rs.20,72,80,000.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 2024
XIII	IDC - CMWSSB (For sewered area only)	Rs.3,37,75,000.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 2024
XIV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/13865/2024 & dt. : 23 April, 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 hermitically 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/0011/2024** dated **29/04/2024** in **Permit No. OL-00857** are sent herewith. The Planning Permission is valid for the period from **29/04/2024 to 28/04/2032**

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 Corporationis 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.

The applicant has furnished the Bank Guarantee in B.G.No.0422IGP241047094 dated 23.04.2024 valid up to 22.04.2032 for Rs.3,18,00,000/- (Rupees Three Crore and Eighteen Lakhs Only) towards Security Deposit for building issued by Kotak Mahindra Bank Ltd., Prestige Polygon, 12th floor, Anna Salai, Nandanam, Chennai – 600 035.

Yours faithfully,

Name: S Vasudevan.

Designation: Assistant Planner

Date: 29 April, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

Ms Brigade Enterprises Limited represented by its Authorised Signatory Mr Hrishikesh Nair,
Door No. 5/142, Rajiv Gandhi Salai (OMR)
Perungudi,
Chennai - 600 096.

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

Director of Fire and Rescue Service,
No.17, Rukumani Laksmipathy Salai,
Egmore, Chennai-600 008.

The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002.

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. Venkata Krishnan, B.Arch.,
CMDA Registered Architect RA/Gr.I/19/03/053
No.18, 3rd Seaward Road, Valmiki Nagar, Thiruvanmiyur,
Chennai-600041.

Thiru.H.N. Renuka Prasad , M.S. (Structural).,
Structural Engineer,
CMDA Registration No. S.E/GR.I/19/03/061
G 11 & G 12, No.37, Ramanashree chambers, Cubban road,
Bangalore-560001.

Thiru.R. Thirumanan
Registration No. RE/GR-I/19/04/131
No. 5/142, Rajiv Gandhi Salai, Perungudi,
Chennai - 600096



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