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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/0121/2024**

Date : 23/01/2025

To

The Commissioner,

St.Thomas Mount Panchayat Union,

Chitlapakkam, Chennai -600064.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – The Planning Permission application received for the proposed construction of High Rise Residential Group Development Buildings of 4 Blocks consisting of Block - 1: Stilt+3 Floors (Parking) and 4th to 24th Floor Residential Building (626 Dwelling Units), Block - 2: Stilt + 3 Floors (Parking) and 4th to 18th Floor Residential Building (360 Dwelling Units), Block - 3: Stilt + 2 Floors (Parking) and 3rd to 13th Floor Residential Building (264 Dwelling Units) - Totally 1250 Dwelling Units and Block - 4: Club House - Ground + 4 Floors +5th floor part-, Multi-Purpose Hall, Badminton Court, Creche, Clinic, Games room, Saloon, Convenience Store, Pharmacy, Gym and Swimming Pool and Clock Tower with 30m Height, at S.Nos:453, 495/2C, 496, 497 & 498, Sholinganallur - Medavakkam Road, Perumbakkam Village, Tambaram Taluk, Chengalpattu District within the limits of St.Thomas Mount panchayat Union, applied by M/s. Brigade Enterprises Limited., represented by its authorized signatory Thiru.Hrishikesh - Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. SBC No. CMDA/PP/HRB/S/0121/2024 dated 15.02.2024
 2. AAI NOC vide CHEN/SOUTH/B/072622/686365 dated 12.09.2022
 3. AAI NOC vide CHEN/SOUTH/B/072622/686366 dated 12.09.2022
 4. AAI NOC vide CHEN/SOUTH/B/072622/686369 dated 12.09.2022
 5. AAI NOC vide CHEN/SOUTH/B/072622/686370 dated 12.09.2022
 6. This office letter even no dt.27.02.2024 addressed to the Applicant through online and Lr addressed to DF&RS, CMRL & WRD.
 7. CMRL NOC received document Letter No. CMRL/CONS-DES0PH2(02)/07/2024 dated 14.03.2024.
 8. Revised plan & particulars received in online on 19.05.2024 and the applicant letter received dated 21.05.2024.
 9. This office letter even no dt.23.05.2024 addressed to the DF&RS.
 10. Minutes of the 276th MSB Panel meeting held on 28.05.2024.
 11. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023.
 12. This office letter even no dt.13.06.2024 addressed to the Government
 13. The Govt. in Letter (Ms) No. 210 H & UD (UD I)/2024 Dept. dated 19.11.2024.
 14. NOC received from the DF&RS in letter No. C1/8595/2024, C1/8750/2024, dt.03.07.2024
 15. Applicant furnished original gifted for OSR and Grid of road in Rs 100 stamp paper duly signed by DONOR for obtaining MS signature in thier letter dated 29.11.2024
 16. This office letter even no dt.6.12.2024 addressed to the SRO Selaiyur

17. OSR area of 5964.87 sq.m gifted vide Doc. No.15716/2024 dt.29.11.2024 and Grid of road area of 766.83 sq.m gifted vide Doc. No.15715/2024 dt.29.11.2024.
18. Revised plan/Particulars received online dated 06.01.2025.
19. NOC issued by the WRD in Letter No. DB/T5(3)/F – NOC 5969 Perumbakkam Village 2201/2024 dt.01.08.2024 with usual conditions
20. NOC issued by the IAF in letter No.TC/4906/ATS (Ty BM-CMLXXXVII) dt.12.08.2024 with usual conditions
21. Concurrence from TANGEDCO issued by Operation/Chennai south, TANTRANSCO in letter no. SE/O/CHNS/AEE/T/AE/MM/F.Brigade/D.868/24 dt.28.11.2024
22. GLV taken on 10.01.2025 from website TNREGINET SRO, Selaiyur, Perumbakkam .
23. Demand for remittance of DC& other charges sent in letter dated 10.01.2025
24. DC and other charges remitted vide receipt No.CMDA/PP/ch/17136/2025 dt.13.01.2025
25. Applicant letter dated 20.01.2025&21.01.2025
26. Structural drawing & design vetted by Dr.K.P.Jaya ,Professor, Division of Structural Engineering, Department of Civil Engineering, Anna University dated 31.12.2024
27. Environmental clearance vid EC identification No. EC23B3803TN5460899N, file No 9462 dated 20.01.2025 along with undertaking for the abidance of conditions in the NOC's

The Planning Permission application received for the proposed construction of High Rise Residential Group Development Buildings of 4 Blocks consisting of Block - 1: Stilt+3 Floors (Parking) and 4th to 24th Floor Residential Building (626 Dwelling Units), Block - 2: Stilt + 3 Floors (Parking) and 4th to 18th Floor Residential Building (360 Dwelling Units), Block - 3: Stilt + 2 Floors (Parking) and 3rd to 13th Floor Residential Building (264 Dwelling Units) - Totally 1250 Dwelling Units and Block - 4: Club House - Ground + 4 Floors +5th floor part-, Multi-Purpose Hall, Badminton Court, Creche, Clinic, Games room, Saloon, Convenience Store, Pharmacy, Gym and Swimming Pool and Clock Tower with 30m Height, at S.Nos:453, 495/2C, 496, 497 & 498, Sholinganallur - Medavakkam Road, Perumbakkam Village, Tambaram Taluk, Chengalpattu District within the limits of St.Thomas Mount panchayat Union, applied by M/s. Brigade Enterprises Limited., represented by its authorized signatory Thiru.Hrshikesh has been examined and Planning Permission is issued based on the orders of Government letter in the reference 13th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 2nd, 3rd, 4th, 5th, 7th,14th,19th,20th,21th & 27th 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.5,27,969.00	CMDA/PP/Ch/13199/2024 & dt. : 14 February, 2024
II	Scrutiny Fees	Rs.2,63,294.00	CMDA/PP/Ch/14218/2024 & dt. : 19 May, 2024
III	Scrutiny Fees	Rs.1,05,303.00	CMDA/PP/Ch/17027/2024 & dt. : 02 January, 2025
IV	Balance Scrutiny Fees	Rs.70,000.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025
V	Development charges for land per Sq. m.	Rs.3,00,000.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025
VI	Development charges for building per Sq. m.	Rs.33,72,000.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025
VII	Regularisation charge for land	Rs.59,58,000.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025
VIII	Security Deposit for Building	Rs.5,05,35,000.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025
X	I & A Charge	Rs.7,36,60,000.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025
XI	Security Deposit for Septic Tank / STP	Rs.13,30,000.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025
XII	Shelter Charges	Rs.8,32,72,000.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/17136/2025 & dt. : 13 January, 2025

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/0004/2025** dated **23/01/2025** in **Permit No. OL-01505** are sent herewith. The Planning Permission is valid for the period from **23/01/2025 to 22/01/2033**
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 Rural Panchayatis 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.

13.The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall at least be 50 Kilogram per sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

14.The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

15.The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS & AAI,IAF,CMRL,WRD & Environmental clearance. In this regard, the applicant has also furnished an undertaking in the reference 9th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS & AAI,IAF,CMRL,WRD & Environmental clearance.

16.The applicant has furnished Structural drawing & design vetted by Dr.K.P.Jaya ,Professor, Division of Structural Engineering, Department of Civil Engineering, Anna University dated 31.12.2024 in the reference 11th cited.

17.The applicant 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.

18. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

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

20. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regards the applicant has furnished notarized undertaking.

21. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

22 This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Yours faithfully,



Signature Not Verified

Name : S Sundraraj
Designation : Assistant Planner
Date : 01/23/2025 1:19:50 PM

Name: S Sundraraj

Designation: Assistant Planner

Date: 23 January, 2025

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s.Brigade Enterprises Limited,
Represented by its Authourised Signatory Mr Hrishikesh Nair,
Door No.:5/142, Plot No.:5/142,
Rajiv Gandhi Salai, OMR, Thiruvanmiyur,
Chennai, Tamil Nadu – 600041

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)

4.The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008. (With one set of approved plans)

5.The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034.

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

7.The Chief Engineer, TNEB, Chennai-2.

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

9.Thiru A.Venkatakrishnan, B.Arch.,
Registered Architect
Corporation Regn.No.RA100052019
Reg No: RA./GR.I/19/03/053
No.18,Third Seaward Road,
Valmiki Nagar,
Chennai-600 041.
Mobile No:9884377888

10.ThiruN.N.Nagendra Kumar
Registered Strcutural Engineer

Reg No: S.E./GR.I/19/03/064

No.1307,Brigade Towers,135,Brigade Road,Bangalore-560025.

Mobile: 9845038100

Email: nagendra@sterlingble.com

11.Thiru. Dr.C.Venkata Prasad.,

Registered Geotechnical Engineer,

Geo Marine Consultants (P) Ltd.,

CMDA Registration No.: GTE/19/03/003,

#11, 2nd Main Road, Kannappa Nagar Ext.,Kottivakkam, Chennai – 600 041.

Email: drcvp@geomarineindia.com

Contact No.:9444026189.

12.Thiru. R.Thirumanan

Registered Constrction Engineer,

Reg. no. RE/GR-1/19/04/131

No.5/142,Rajiv Gandhi Salai,(OMR),

Perungudi, Chennai- 600096.

Mobile No: 8220633933

Email:thirumananr@brigadegroup.com





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We're honored to be part of your
real estate journey

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