

**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. C3 (N)/5457/2018,

Dated : .05.2019

To

M/s.Brigade Enterprises Limited,

No.110, Rajiv Gandhi Salai, Old SRP Tools,

Old Mahabalipuram Road,

Thiruvanmiyur, Chennai – 600 041.

Sir,

Sub: CMDA – Area Plans Unit – MSB (North) Division – Planning Permission Application is for the construction of **Combined Basement floor for Block A to D; Block – A : Ground floor + 3 floors – Residential Building with 64 Dwelling units; Block – B : Ground floor + 3 floors – Residential Building with 40 Dwelling units; Block – C : Ground floor + 3 floors – Residential Building with 80 Dwelling units; Block – D : Ground floor + 3 floors – Residential Building with 80 Dwelling units; Combined Basement floors for E to H, J, K, L; Block – E : Ground floor + 6 floors – Residential Building with 112 Dwelling units; Block – F : Ground floor + 6 floors – Residential Building with 82 Dwelling units; Block – G : Ground floor + 6 floors – Residential Building with 82 Dwelling units; Block – H : Ground floor + 6 floors – Residential Building with 112 Dwelling units; Block – J : Ground floor + 6 floors – Residential Building with 82 Dwelling units; Block – K : Ground floor + 6 floors – Residential Building with 112 Dwelling units; Block – L : Ground floor + 6 floors – Residential Building with 98 Dwelling units; Combined Basement floor for Block M, N, P, Q, R & Club House; Block – M : Ground floor + 6 floors – Residential Building with 112 Dwelling units; Block – N : Ground floor + 6 floors – Residential Building with 84 Dwelling units; Block – P : Ground floor + 6 floors – Residential Building with 112 Dwelling units; Block – Q : Ground floor + 6 floors – Residential Building with 140 Dwelling units; Block – R : Ground floor + 6 floors – Residential Building with 82 Dwelling units; Club House : Ground floor + 1st floor + 2 floor (Part) – Club House Building with Multi-purpose Hall, Coffee Bar, Indoor Games, Gym & Swimming Pool in 2nd floor (Part); Combined Basement floor for Block S, T & U; Block – S : Ground floor + 6 floors – Residential Building with 150 Dwelling units; Block – T : Ground floor + 6 floors – Residential Building with 122 Dwelling units; Block – U : Ground floor + 6 floors – Residential Building with 94 Dwelling units (Totally 1840 Dwelling units); Commercial Block – 1 : Basement floor + Ground floor + 2 floors – Commercial Shop cum Office Building; Commercial Block – 2 : Ground floor + 1st floor – Shop cum Clinic Building Entrance Signage – 1 & 2 : Clock Towers with Security Room at Ground Level at Survey No. 118/1, 119, 120, 124/1A2A, 134, 135, 136/1,2, 137/1,2,3, 138, 140, 143/1, 144, 145/1,2, 146/1,2, 147/1,3, 154/2, 155, 158/1B2,2B2, 159, 160, 161, 163/1B,2,3, of Nolambur village, No.1,**

Chanakyan Road, Annamalai Avenue, Maduravoyal Taluk, Thiruvallur District, Greater Chennai Corporation, Chennai applied by **M/s.Brigade Enterprises Ltd.**, represented by its Authorized Signatory Thiru.E.S.Senthilvel - Advice sent - Reg.

- Ref: 1) Planning Permission Application in SBC No. MSBN/2018/000166 dt.06.04.2018.
- 2) Earlier Planning Permission Application issued in Planning Permission No. B/Spl Bldg/265 – A to V/2016 dt.18.11.2016, Permit No. 11203 vide B/f No. B3/10094/2013.
- 3) DF&RS NOC Letter R.Dis. No. 22267/C1/2017, PP.NOC. No. 54/2018 dt.19.04.2018. NOC is issued only for MSB Blocks and Cluster -1 comprising Special Building.
- 4) AAI NOC ID No. CHEN/SOUTH/B/050518/303888 dt.05.05.2018 for Signage Clock Tower – 1 (Permissible Top Elevation : 75.00m)
- 5) AAI NOC ID No. CHEN/SOUTH/B/050518/303889 dt.05.05.2018 for Signage Clock Tower – 2 (Permissible Top Elevation : 75.00m).
- 6) AAI NOC ID No. CHEN/SOUTH/B/050518/303881 dt.05.05.2018 for Residential Block - S (Permissible Top Elevation : 75.00m).
- 7) AAI NOC ID No. CHEN/SOUTH/B/050518/303874 dt.05.05.2018 for Residential Block - R (Permissible Top Elevation : 75.00m).
- 8) AAI NOC ID No. CHEN/SOUTH/B/050518/303888 dt.05.05.2018 for Residential Block - Q (Permissible Top Elevation : 75.00m).
- 9) AAI NOC ID No. CHEN/SOUTH/B/050518/303871 dt.05.05.2018 for Residential Block - P (Permissible Top Elevation : 75.00m).
- 10) Agenda and Minutes of 241st MSB Panel meeting held on 17.05.2018.
- 11) Applicant letter dt.14.06.2018 enclosing revised plans.
- 12) This office letter even No. dated 12.07.2018.
- 13) This office letter even No. dated 12.07.2018 addressed to the Government.
- 14) Traffic Police NOC Letter Rc. No. Tr./License/808/18485/2018 dt.12.09.2018.
- 15) Government Letter (Ms) No. 164 H & UD Dept. dated 29.11.2018.
- 16) Applicant letter dt.14.12.2018 enclosing undertaking for Swimming Pool.
- 17) This office letter even No. dt.27.12.2018 addressed to the Government for issue of Amendment to the earlier Government orders for Swimming Pool condition.
- 18) PWD NOC Letter No. DB/T5(3)/F-NOC-Nolambur/2018 dt.11.01.2019.
- 19) Government Amendment Letter (Ms) No. 17, H&UD Department dt.30.01.2019.
- 20) Applicant letter dt.08.02.2019.
- 21) This office letter even No. 05.03.2019 addressed to the Government.
- 22) Government Amendment Letter (Ms) No. 62, H&UD (UD 1) Department dt.29.04.2019.
-

The The revised Planning Permission Application for the construction of **Combined Basement floor for Block A to D; Block – A** : Ground floor + 3 floors – Residential Building with 64 Dwelling units; **Block – B** : Ground floor + 3 floors – Residential Building with 40 Dwelling units; **Block – C** : Ground floor + 3 floors – Residential Building with 80 Dwelling units; **Block – D** : Ground floor + 3 floors – Residential Building with 80 Dwelling units; **Combined Basement floors for E to H, J, K, L; Block – E** : Ground floor + 6 floors – Residential Building with 112 Dwelling units; **Block – F** : Ground floor + 6 floors – Residential Building with 82 Dwelling units; **Block – G** : Ground floor + 6 floors – Residential Building with 82 Dwelling units; **Block – H** : Ground floor + 6 floors – Residential Building with 112 Dwelling units; **Block – J** : Ground floor + 6 floors – Residential Building with 82 Dwelling units; **Block – K** : Ground floor + 6 floors – Residential Building with 112 Dwelling units; **Block – L** : Ground floor + 6 floors – Residential Building with 98 Dwelling units; **Combined Basement floor for Block M, N, P, Q, R & Club House; Block – M** : Ground floor + 6 floors – Residential Building with 112 Dwelling units; **Block – N** : Ground floor + 6 floors – Residential Building with 84 Dwelling units; **Block – P** : Ground floor + 6 floors – Residential Building with 112 Dwelling units; **Block – Q** : Ground floor + 6 floors – Residential Building with 140 Dwelling units; **Block – R** : Ground floor + 6 floors – Residential Building with 82 Dwelling units; **Club House** : Ground floor + 1st floor + 2 floor (Part) – Club House Building with Multi-purpose Hall, Coffee Bar, Indoor Games, Gym & Swimming Pool in 2nd floor (Part); **Combined Basement floor for Block S, T & U; Block – S** : Ground floor + 6 floors – Residential Building with 150 Dwelling units; **Block – T** : Ground floor + 6 floors – Residential Building with 122 Dwelling units; **Block – U** : Ground floor + 6 floors – Residential Building with 94 Dwelling units (**Totally 1840 Dwelling units**); **Commercial Block - 1** : Basement floor + Ground floor + 2 floors – Commercial Shop cum Office Building; **Commercial Block – 2** : Ground floor + 1st floor – Shop cum Clinic Building **Entrance Signage – 1 & 2** : Clock Towers with Security Room at Ground Level at Survey No. **118/1, 119, 120, 124/1A2A, 134, 135, 136/1,2, 137/1,2,3, 138, 140, 143/1, 144, 145/1,2, 146/1,2, 147/1,3, 154/2, 155, 158/1B2,2B2, 159, 160, 161, 163/1B,2,3** of **Nolambur village**, No.1, Chanakyan Road, Annamalai Avenue, Maduravoyal Taluk, Thiruvallur District, Greater Chennai Corporation, Chennai applied by **M/s.Brigade Enterprises Ltd.**, represented by its Authorized Signatory Thiru.E.S.Senthilvel is under process. To process the application further, you are requested to remit the following by **8 (Eight)** 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) (**The applicable charges were worked out after deducting the DC amount remitted in B/f No. B3/10094/2013 dt.18.11.2016 vide Receipt No. 01755, 01756, SD/149 dt.05.08.2015**):

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.39,00,000/- (Rupees Thirty nine lakh only)
ii)	Balance Scrutiny Fee	Rs.2,25,000/- (Rupees Two lakh and twenty five thousand only)
iii)	Regularisation charge for land	Nil



Sl. No.	Charges	Amount to be remitted
iv)	OSR charges	Nil
v)	Security Deposit (For Building)	Rs.10,57,25,000/- (Rupees Ten crore fifty seven lakh and twenty five thousand only)
vi)	Security Deposit for STP	Rs.15,00,000/- (Rupees Fifteen lakh only)
vii)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
viii)	IDC payable to MD, CMWSSB	Rs.4,96,25,000/- (Rupees Four crore ninety six lakh and twenty five thousand only)
ix)	Infrastructure & Amenities Charges	Rs.6,08,75,000/- (Rupees Six crore eight lakh and seventy five thousand only)
x)	Shelter Fee	Rs.5,88,35,000/- (Rupees Five crore eighty eight lakh and thirty five thousand only)
xi)	Premium FSI charges	Nil

2. You are also requested to remit the sum of **Rs.500/-** (Rupees Five Hundred only) by cash towards contribution of Flag Day.

3. The security deposit is also acceptable in the form of Bank Guarantee from any Scheduled bank having branch in Chennai Metropolitan Area, in the prescribed format for the entire period of Planning Permission.

4. Security Deposit is refundable amounts 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 paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.

5. 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.

6. i) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advise for such payment.
- ii) Payments received after 30 days from the date of issue of this letter attract interest at the rate of 12% per annum **for amount payable towards DC for Land & Building, at the rate of 15% per annum for amount payable towards I&A charges** from the date of issue of the advice up to the date of payment.
- iii) Accounts Division shall work out the interest and collect the same along with the charges due.
- iv) No interest is collectable for security deposit.
- v) 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.
- vi) For payments of interest received after 15 days, penal interest shall be collected at the rate of 12% p.a.

7. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

8. 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 DR 4(i) d of Annexure-III:-
 - 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 Multi-storied Building both qualified Architect and qualified structural Engineer who should be a Class-I Licensed Surveyor shall be associated and the above information to be furnished.
 - iii) A report to writing shall be sent to Chennai Metropolitan Development Authority by the Architect/Class-I Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan, similar report shall be sent to CMDA when the building has reached up to plinth level and thereafter every three months at various stages of the construction/development certifying that the work so far completed is in accordance with the approved plan. The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/them and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.
 - iv) The owner shall inform Chennai Metropolitan Development Authority of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervising the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between exit of the previous Architect/Licensed Surveyor and entry of the new appointee.
 - v) 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.
 - vi) 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. The applicant shall comply with all other statutory/administrative / clearance/ approval/sanction requirements in respect of the proposed development.
 - vii) 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.



- viii) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- ix) If there is any false statement, suppression or any misrepresentations of facts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- x) The new building should have mosquito proof overhead tanks and wells.
- xi) The sanction will be revoked, if the conditions mentioned above are not complied with.
- xii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
- xiii) a) Undertaking (in the format prescribed in Annexure-XIV to DCR, a copy of it enclosed in Rs.20/- stamp paper duly executed by all the land owner, GPA holders, builders and promoters separately. The undertakings shall be duly attested by a Notary Public.
b) Details of the proposed development duly filled in the format enclosed for display at the site. Display of the information at site is compulsory in cases of Multi-storied buildings, Special buildings and Group developments.
- xiv) An Undertaking to abide the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF & PWD in Rs.20/- Stamp Paper duly notarized.

9. The issue of Planning Permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development Charge and other charges (excluding Scrutiny Fee) in cases of refusal of the permission for non-compliance 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 reason provided the construction is not commenced and claim for refund is made by the applicant.

10. This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of the Commissioner, Greater Chennai corporation.

11. You are also requested to furnish the following particulars:

- 1) Revised Plans rectifying the following drafting defects:
 - i) Section & Elevation requires correction with respect to floor plans.
 - ii) Entry and Exit to Basement floors to be shown properly for all Clusters.
 - iii) Basement Boundary to be shown and mentioned properly in the site plan.
 - iv) OSR area and Link Road portion Gifting details are to be mentioned properly in the site plan.
 - v) Area statement and Proposal details requires correction.
 - vi) Section line to be shown properly in both site plan and in individual floor plans.
 - vii) Survey boundary to be incorporated in the site plan.

- 2) Environmental Clearance for the proposal.
- 3) Design sufficiency certificate for the STP from professional consultants.
- 4) Address details of Structural Engineer to be provided.
- 5) Display format 2 Nos.

Yours faithfully,

2/2
for **PRINCIPAL SECRETARY/
MEMBER-SECRETARY**
15/5/19 16/5/19 17/5/19

Copy to:

1. The Senior Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner
Greater Chennai Corporation,
Chennai- 600 003.

