



TNRERA/A2/1222/2024

**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'**

[See rule 7(4)]

This extension of registration is granted under section 6 of The Real Estate (Regulation and Development) Act, 2016 to the following project:

Project Name: "BRIGADE XANADU – CLUSTER –IV/DESTINO"

Project Details & Address: Registration of first extension for Group Development of Block - S, T, U : Block - S : Ground + 6 Floors with 150 dwelling units. Block - T : Ground + 6 Floors with 122 dwelling units. Block - U : Ground + 6 Floors with 94 dwelling units. Total = 366 dwelling units comprised in S.Nos. 118/1, 119, 120, 124/1A2A, 134, 135, 136/1, 136/2, 137/1, 137/2, 137/3, 138, 140, 143/1, 144, 145/1, 145/2, 146/1, 146/2, 147/1, 147/3, 154/2, 155, 158/1B2, 158/2B2, 159, 160, 161, 163/1B, 163/2 and 163/3 of Nolambur Village, No. 1 Chanakyan Road, Nolambur, Chennai. CMDA issued Planning Permission No.C/PP/MSB/44(S-1 to S-59)/2019 in Letter No. C3(N)/5457/2018, dated 27.09.2019 and Greater Chennai Corporation issued Building Permission in Letter No. CEBA/WDCN11/00292/2019, dated 15.10.2019. was registered Form 'C' No.TN/29/Building/0198/2020 issued in Lr.No.TNRERA/2007/2020 dated.01.07.2020 with the date of completion upto **14.03.2024**.

APPLICANT:

M/s. BRIGADE ENTERPRISES LTD.,
No.110, Rajiv Gandhi Salai (OMR),
Thiruvanmiyur, CHENNAI – 600 041.

2. This extension of registration is granted subject to the following conditions, namely:-

- (i) Without prejudice to the rights of the buyers in the Sale/Construction agreement as well as the Act Rules.
- (ii) The promoter shall execute and register a conveyance deed infavour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amount realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period **from "15.03.2024 to 14.02.2025"** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act; Subject to the condition that by declaring fresh project completion period, the promoter is not absolved of the liability under the agreement, Act & Rules.
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
- (vii) **If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.**

Dated: 01.04.2024

Place: Chennai.


Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority
Additional Director
(Operation),
TNRERA, Chennai-8.





CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD:

5th PARTIAL COMPLETION CERTIFICATE

From

The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road
Egmore, Chennai-600 008

To

- 1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002
- 2) The Managing Director,
CMWSSB,
No.1, Pumping Station Road,
Chindatharipet,
Chennai-600 002.

Letter No. CMDA/CC/HRB/C/Temp-2415/2024

Dated: 30-12-2024

Sir/ Madam,

Sub: CMDA – Enforcement Cell (Central-I) – Completed construction of High Rise Building Group Development of 3 Residential **Block S, T & U** consists of Combined Basement Floor for Block – S, T & U , **Block S** – Ground + 6 Floors- 84 dwelling units, **Block T**- Ground + 6 Floors-114 dwelling units, **Block U** - Ground + 6 Floors - 68 dwelling units, totally 266 Dwelling Units (as per approved plan-366 dwelling units) with **Commercial Block – 1**: Basement floor + Ground floor + 2 floors shop cum office building at No.1, Chanakyan Road, Annamalai Avenue, Chennai, Maduravoyal Taluk, Thiruvallur Taluk comprised in 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 within the limit of Greater Chennai Corporation – 5th Partial Completion Certificate - Issued – Reg.

- Ref:
1. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019.
 2. CMDA issued Planning Permission in PP No. C/PP/MSB/44 (S-1 to S- 59)/2019 in Planning Permit No. 11985 in letter No. C3 (N)/ 5457/2018 dated 27/09/2019.
 3. Environmental Clearance (EC) issued by State Level Environment Impact Assesment Authority Tamil Nadu in Letter No.SEIAA-TN/F-1067/EC(8a)-378/2013 dated 30.03.2015.
 4. NOC issued by PWD/WRD division in letter no.DB/T5(3)/F-NOC-Nolambur/2018 dated 11.01.2019.
 5. Compliance report of Environmental Clearance issued by the Member Secretary, TNPCB in Letter No. T2/TNPCB/F.0638/AMB/RL/2019 dated 27.12.2019.
 6. 1st Partial Completion Certificate issued for the Completed construction of High-Rise Building Group Development of **Block A, B, C & D** Block consisting of Combined Basement Floor + Ground Floor + 3 Floors residential building with 264 dwelling units in CC No.EC/North-II/8/2020 dated 22.01.2020 vide this office letter no.EC/N-II/19954/2019 dated 22.01.2020.
 7. 2nd Partial Completion Certificate issued for the Completed construction of High-Rise Building Group Development consisting of Combined Basement Floor + Ground Floor + 1st Floor + 2nd Floor (part) Club House Building with Multipurpose Hall, Coffee Bar, Indoor Games & GYM in 2nd Floor (part) & Entrance Signage, Clock Tower 1 & 2 in CC No.EC/North-II/112/2020 dated 20.07.2020 vide this office letter no.EC/N-II/19954/2019 dated 20.07.2020.

8. Environmental Clearance (EC) issued by State Level Environment Impact Assessment Authority Tamil Nadu in Letter No.SEIAA-TN/F-8231/EC(8b)/802/2022 dated 04.02.2022.
9. **3rd Partial** Completion Certificate issued for the Completed construction of Group Development of Commercial Block – 2 consisting of Ground Floor + 1st Floor Shop cum Clinic in CC No.CMDA/CC/HRB/C/411/2022 dated 29.12.2022 vide this office letter no. CMDA/CC/HRB/C/408/2022 dated 29.12.2022.
10. **4th Partial** Completion Certificate issued for the Completed construction of Group Development of Residential Block **G,H,J & K** in CC No.EC/Central – I/198/2024 vide this office letter no. CMDA/CC/HRB/C/072/2024 dated 06.06.2024.
11. **5th Partial** Completion Certificate application for the completed **Blocks S,T & U and Commercial Block -1** submitted on 06.09.2024.
12. DFRS Compliance Certificate issued for the Commercial Block – 1 in C.C.No.70/2024 vide letter No.D.Dis.No.9108/C1/2024 dated 10.07.2024
13. DFRS Compliance Certificate issued for the Blocks S, T & U in C.C.No.78/2024 vide letter No.D.Dis.No.9107/C1/2024 dated 25.07.2024.
14. TNRERA registration of Project in Registration No. TN/29/ Building/0198/2020 in letter No. TNRERA/2007/2020 dated 01.07.2020 valid from 15.03.2024 to 14.02.2025 for the Block No. S, T & U.
15. TNRERA registration of Project in Registration No. TN/01/ Building/0114/2021 in letter No.TNRERA/7500/2021 dated 16.04.2021 renewed in Letter No. TNRERA/A2/11888/2023, dated 19.02.2024 valid upto 31.12.2024 for Commercial Block – 1.
16. This Office Letter even No. dated 27.12.2024 addressed to the TNRERA.
17. This Office Letter even No. dated 27.12.2024 addressed to the TNPDCCL (TANGEDCO).
18. This Office Letter even No. dated 27.12.2024 addressed to the applicant.
19. Additional Development Charges and I&A charges remitted in CMDA Receipt No. B0026401, dated 30.12.2024 along with other particulars and undertakings.

This is to certify that **M/s. Brigade Enterprises Limited Rep.,by its authorized Signatory Thiru.E.S.Senthilvel** has constructed the High Rise Building Group Development of 3 Residential **Block S, T & U** consists of Combined Basement Floor for Block – S, T & U , **Block S** – Ground + 6 Floors- 84 dwelling units, **Block T**- Ground + 6 Floors-114 dwelling units, **Block U** - Ground + 6 Floors - 68 dwelling units, totally 266 Dwelling Units (as per approved plan-366 dwelling units) with **Commercial Block – 1**: Basement floor + Ground floor + 2 floors shop cum office building at No.1, Chanakyan Road, Annamalai Avenue, Chennai, Maduravoyal Taluk, Thiruvallur Taluk comprised in 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 within the limit of Greater Chennai Corporation. The buildings were inspected and observed that the buildings have been completed as per the approved plan in the reference 2nd cited and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee & TNCDBR-2019 Annexure XXIII [See rule 20 (6)] Completion Certificate Norms.

2. Accordingly the 5th Partial Completion Certificate is issued for the above construction in C.C. No.EC/Central-I/ 447 /2024, dated: 30-12-2024.

3. This Partial Completion Certificate 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. 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 Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. However, it is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/Licensed Surveyor/Architects, who has signed in the plan to ensure the safety after construction and also for the continued Structural Stability of the buildings. Also, the applicant is requested to comply the conditions as per the undertaking given in the ref. 19th cited.

4. Further, the 5th Partial Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 1st cited.

Yours faithfully,

S/Kred
31.12.2024
for MEMBER-SECRETARY

Wj
31/12/2024

Copy to:

1. M/s. Brigade Enterprises Limited
No.110, Rajiv Gandhi Salai (OMR),
Thiruvanmiyur,
Chennai – 600 041.

2 The Chairperson, TNRERA
CMDA – Tower-II (1st Floor),
No.1-A Gandhi-Irwin Bridge Road,
Egmore, Chennai-8.

TNRERA registration of Project in
Registration No. TN/29/ Building/0198/2020
& in letter No. TNRERA/2007/2020 dated
01.07.2020 valid from 15.03.2024 to
14.02.2025 & TN/01/ Building/0114/2021 in
letter No.TNRERA/7500/2021 dated
16.04.2021 renewed in Letter No.
TNRERA/A2/11888/2023, dated 19.02.2024.

3. The Deputy Financial Analyst for the
building & Finance Division,
CMDA, Chennai

4. The System Analyst, Computer Cell,
CMDA, (to update Webpage).