

RE

REGULATORY RECORD

RERA Document

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BRIGADE

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FORM - A
(See rule 3 (2))
APPLICATION FOR REGISTRATION OF PROJECT



To

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
'Thalamuthu-Natarajan Maaligai',
No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008.

7230

Sir,

We hereby apply for the grant of registration of our project to be set up at "BRIGADE XANADU" - Cluster II, No. 1, Chanakyan Road, Annamalai Avenue, Nolambur, Chennai - 600095, comprised in Survey Nos. 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, Madhuravoyal Taluk, Chennai District, Zone -XI, Division-143:

1. The requisite particulars are as under:

- | | | |
|--|---|---|
| (i) Status of the Applicant | : | Limited Company |
| (ii) (a) Name of the Company | : | M/s. Brigade Enterprises Ltd, |
| (b) Registered Office Address | : | 29 th & 30 th Floor, World Trade Center,
Brigade Gateway Campus, 26/1
Dr.Rajkumar Road, Malleswaram-
Rajajinagar, Bangalore - 560 055. |
| (c) Regional Office Address | : | No. 110, Rajiv Gandhi Salai, (OMR),
Thiruvannamiyur, Chennai - 600 041. |
| (c) Email Id | : | gnanaseelan@brigadegroup.com &
arunbalaji@brigadegroup.com |
| (d) Mobile No. | : | 7397699199/9840797112 |
| (e) Telephone /Fax Number | : | 044-71202222/044-71202223 |
| (f) Company Registration Number | : | U85110KA1995PLC019126 |
| (g) Copy of Registration Certificate | : | Certificate of Incorporation
Enclosed |
| (h) Main Objects | : | Carry on Business of Property
Developers, Real Estate and Promoters,
Builders |
| (i) Name, photograph and
address of the Directors | : | Enclosed (separate sheet attached) |
| (iii) PAN Number of Applicant | : | AAACB7459F |

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- (iv) Name and Address of the Bank with which account in terms of Section 4(2)(1)(D) of the Act will be maintained : ICICI Bank
: Commissariat Road Branch, Bangalore.
A/c. No. 777705887450.
- (v) Details of Project Land held by the Applicant : Enclosed (Separate Sheet Attached)
- (vi) Details of Approval Obtained from various competent authorities for commencing the project : Enclosed
- (vii) Agency to take up external development Works by Local Authority : Greater Chennai Corporation -
Road Developments
CMWSSB - Metro Water & Sewage
TANGEDCO - Electricity
- (viii) Registration Fee by way of a demand draft dated 09/12/2109 drawn on Kotak Mahindra Bank Ltd, Bangalore bearing No.930246 for an amount of Rs. 15, 86,000/- calculated as per sub-rule (3) of rule (3) is enclosed.-
2. We enclose the following documents namely:
- (i) Authenticated copy of PAN Card : **Enclosed**
- (ii) Audited balance sheet for the preceding financial year : Balance Sheet for the Financial Year 2018-2019
- (iii) Legal title deed reflecting our title to the land on which the development is proposed to be developed along with legally valid documents with authentication of such title. - Legal Opinion along with title deeds Enclosed.
- (iv) Details of encumbrances on the land - NIL - Latest Encumbrance Certificate Enclosed
- (v) Authenticated copy of the building permit, Planning Permit, Planning Permission Approval Letter, Environment Clearance & NOC's - **Enclosed.**
- (vi) Sanctioned plan of the proposed project - **Enclosed.**
- (vii) Specifications of the Project - **Enclosed.**
- (viii) Plan of development works to be executed in the proposed project and the proposed facilities provided including fire-fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy. - **Enclosed**
- (ix) Location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project - **Enclosed.**

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- (x) Proforma of allotment letter, agreement of sale, Construction Agreement and the Sale deed proposed to be signed with the allottees - **Enclosed.**
- (xi) The Carpet Area Statement as per the format including number, type and the carpet area of apartments for sale, exclusive terrace, common area, details of undivided shares, open and closed Parking for each units available in the Project - **Enclosed**
- (xii) Number and areas of covered parking available in the project - **680 Numbers & 27826.57 sq.mtr**
- (xiii) Number and areas of open parking areas available in the project - Nil & N.A.
- (xiv) Details of undivided shares pertaining to the project - **Enclosed**
- (xv) Names, Address, phone numbers, email ids and registration details of real estate agents for the proposed project; - **Enclosed**
- (xvi) Names, address, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HVAC Consultants and Geo Technical Engineers and other professionals associated with the development of the project. - **Enclosed**
- (xvii) Site Photos - **Enclosed**
- (xviii) Declaration in Form B - **Enclosed**

We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Date: 12.12.2019
Place: Chennai

Yours faithfully,
For **Brigade Enterprises Limited**

(K.S.GNANASEELAN)
Authorised Signatory.



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DETAILS OF THE COMPANY

Company Name : M/S.BRIGADE ENTERPRISES LIMITED

Registered Office Address : No.1, Chanakyan Road, Annamalai Avenue,
Nolambur, Chennai – 600 095.

Phone No : 044- 71202222

Point of Contact : Mr.Gnanaseelan K.S.-
Mobile – 7397699199
Email id – gnanaseelan@brigadegroup.com

Mr.Arun Balaji
Mobile – 9840797112
Email id – arunbalaji@brigadegroup.com

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Brigade Xanadu				
Nolambur Village				
Madhuravoyal Taluk				
Chennai				
Details of Project Incharge / Proejct Engineer				
Name	Designation	Qualification	E-Mail ID	Phone Number
R. Thirumanan	Vice President - Projects	B.E, M.B.A	thirumananr@brigadegroup.com	8220633933
Anbumani Ganesan	Sr. Manager - Projects	B.E	anbumanig@brigadegroup.com	7358444146

For BRIGADE ENTERPRISES LTD

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Project Application Form

Promoter Details

Name of the Firm / Company*	BRIGADE ENTERPRISES LTD	Copy of the Registration Certificate*	Certificate of Incorporation , enclosed
Registered Office Address*	29 th & 30 th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram – Rajajinagar, Bangalore – 560 055.	Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*	Copy enclosed
Regional Office Address*	No.110, Rajiv Gandhi Salai, (OMR) , Thiruvanniyur, Chennai – 600 041.	Main objects*	Carry on Business of Property Developers, Real Estate Promoters and Builders
Telephone No	044-71202222	Mobile No*	7397699199, 9840797112
FAX Number	044-71202223		
E Mail	gnanaseelan@brigadegroup.com & arunbalaji@brigadegroup.com		
State*	TAMILNADU		

Previous Project Details (Last 5 Years only)

Project Name*	Separate Sheet Enclosed	Project Description (Max 500 Characters)	Enclosed
Current Status	Enclosed	State	Enclosed
Category of Building	Enclosed	District*	Enclosed
Is there any Case Pending	Not Applicable	Pincode	Enclosed
Address	Enclosed		

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Project Detail

Project Name	BRIGADE XANADU – CLUSTER II	Project Description	Development of Residential Apartments
Category of the Building	Residential Development	Project Status	To be Launched
Project Commencement Date	Block G,H, J, K – Jan 2020 Block E,F,L- Jan 2022	Project End Date	Block G, H,J,K-31 Dec 2024 Block E,F,L – 31 Dec 2026
Plot Extent	36209.61 sq.mt		
Total Open area (Sq Mt)	24122.74 sq.mt	Total Covered area (Sq Mt)	12086.87 Sq.mt.
Project address Line 1	No.1, Chanakyan Road,	Project address Line 2	Annamalai Avenue, Nolambur,
District	Chennai – 600 095	Tehsil/Sub District	Maduravoyal taluk
No of Open Parking	Nil	Total area of open Parking (Sq Mt)	Not Applicable
No of Covered Parking	680	Total area of Covered Parking (Sq Mt)	27826.57 Sq.mt

Development Details

Type of Dwelling Unit	2, 3 & 4 BHK	Total No. of Dwelling Unit	680
Carpet area (Sq Mt)	620256.77 sq.mt	No of Dwelling Unit Available for Sale	680
Area of exclusive Open terrace if any (Sq Mt)	Not Applicable	Area of exclusive balcony (Sq Mt)	-

If it is other than Residential

Office / Shops / Departmental Stores etc.,	Not Applicable	Total Floor Area	Not Applicable
Carpet area (Sq Mt)	Not Applicable	Available for Sale	Not Applicable
Area of exclusive Open terrace if any (Sq Mt)	Not Applicable	Area of exclusive balcony/verandah (Sq Mt)	Not Applicable

For **BRIGADE ENTERPRISES LTD.**
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External Development Work

Road System	Highways / Corporation / Other Roads	Water Supply	CMWSSB
Sewage and Drainage System	CMWSSB	Electricity Supply Transformers and Sub Station	TNEB
Solid Waste Management and Disposal	Chennai Corporation & STP		

Project Bank Details

Bank Name	ICICI Bank	Branch Name	Commissariat Road
Account No	777705887450	IFSC Code	CIC0000002
State	Karnataka	District	Bangalore

Project Architects

Architect Name	M/s. Nataraj & Venkat Architects	E Mail ID	satish@nva.in
MCA/COA. No.	R.A.41	Address Line 2	-
Phone No.	044-24572457	District	Chennai
Address Line 1	No.18, Third Seaward Road, Valmiki Nagar, Thiruvanmiyur,	Year of Establishment	1985
State	Tamil Nadu	Key Projects Completed	A Separate sheet enclosed
Pin Code	600 041		

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Structural Engineers

Engineer Name	M/s. Design Tree Service Consultants Pvt Ltd	E Mail ID	Info@designtreeconsultants.com
If Registered in any Corporation / LB, License No.	Surveyor License No. 1853	Address Line 2	-
Phone No.	91-8041225481	District	Bangalore
Address Line 1	No.7, Laxmi Complex, 15 th Cross, 100 feet Road, 4 th Phase, J.P.Nagar,	Year of Establishment	2008
State	Karnataka	District	Bangalore
Pin Code	560078		

Upload Documents

Balance Sheet (Preceding Financial Year)	Enclosed		
Audited Profit Loss Statement	Enclosed		
Director's Report	Enclosed		
PAN Card	Enclosed		
DC Advice Letter	Enclosed		
Approved Letter	Enclosed		
Planning Permit	Enclosed		
Building Permit	Enclosed		
Approved Layout Plan / Site Plan	Enclosed	Proforma of Allotment Letter / Agreement to Sale / Construction Agreement	Enclosed

For BRIGADE ENTERPRISES LTD.

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Brigade Enterprises Limited

Corporate Identity Number (CIN): L85110KA1995PLC019126
Registered Office : 29th & 30th Floor, World Trade Center
Brigade Gateway Campus, 26/1, Dr. Rajkumar Road
Malleswaram-Rajajinagar, Bengaluru - 560 055, India
T: +91 80 4137 9200 F: +91 80 2221 0784
E: enquiry@brigadegroup.com www.brigadegroup.com



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LIST OF DIRECTORS OF BRIGADE ENTERPRISES LIMITED AS ON 07.12.2019

Sl. No.	Name of the Directors	Designation	DIN	PAN	Address	Photograph
1.	Mr. M. R. Jaishankar	Chairman and Managing Director	00191267	ACGPJ5805Q	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	
2.	Mr. Bijou Kurien	Independent Director	01802995	AEKPK4193E	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	
3.	Mr. Aroon Raman	Independent Director	00201205	ABXPR5463J	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	

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4.	Ms. Lakshmi Venkatachalam	Independent Director	00758451	AASPV4717F	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	
5.	Mr. Pradeep Kumar Panja	Independent Director	03614568	ACQPK0548M	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	
6.	Dr. Venkatesh Panchapagesan	Independent Director	07942333	BRXPP0467K	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	
7.	Mr. Amar Mysore	Executive Director	03218587	ACJPA3457C	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	

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8.	Ms. Pavitra Shankar	Executive Director	08133119	AKSPS6890E	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	
9.	Ms. Nirupa Shankar	Executive Director	02750342	AUJPS9378N	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	
10.	Mr. Roshin Mathew	Executive Director	00673926	AHSPM5539K	29 th & 30 th Floors, World Trade Center, Brigade Gateway Campus, 26/1, Dr.Rajkumar Road, Malleswaram-Rajajinagar, Bangalore - 560055	

For Brigade Enterprises Limited

P. Om Prakash
Company Secretary & Compliance Officer
FCS No:5435



For BRIGADE ENTERPRISES LTD


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Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

