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RE REGULATORY RECORD

RERA Document

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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
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Letter No. C3(N)/1572/2026, dated. 16.02.2026

To

M/s. Brigade Enterprises Limited,
No.110, Rajiv Gandhi Salai OMR
Thiruvanmiyur,Chennai -600041,

Sir,

Sub: CMDA-Area plans Unit – HRB (South) – The Planning Permission application received for the proposed construction of High Rise Residential Group Development Building Consisting of Combined Extended 1st basement floor (for parking, Fire Pump room, STP & OWC)+ 2nd basement floor (for parking & STP Pump room) + Combined Stilt floor part(for parking)+ Combined Ground floor part with lobby, Badminton court, Pickle ball, Association room, Kids play area, Amenities lobby, Indoor Games, Multipurpose hall, Reception lobby, Caretaker room + Combined 1st floor (for parking), Pump room for Swimming pool, lobby& Toilet + Combined podium at 2nd floor level with Open Swimming Pool; Tower 1: 2nd floor + 13 floors + 14th floor part Residential building with 66 dwelling units, SPA & business Centre at 2nd floor level; Tower 2: 2nd floor + 13 floors+14th floor part Residential building with 68 dwelling units, Yoga & Indoor games at 2nd floor level; Tower 3 : 2nd floor + 13 floors +14th floor part Residential building with 82 dwelling units, Kids play area & Laundry at 2nd floor level; Tower 4:2nd floor +13 floors + 14th floor part Residential building with 68 dwelling units, Gym, Amenities, Association room, Change room & shower room at 2nd floor level; with connecting steel bridge (at 46.40m height at 14th floor level), Totally 284 dwelling units and Gas bank building with 284 dwelling units at Old Door no.66, New door no.142, Velachery main road, Chennai 600 042, Comprised in T.S.nos. 6/1, Block No.20, Velachery (part 1) village, Velachery taluk, within the limit of Greater Chennai Corporation applied by M/s. Brigade

Enterprises Limited., represented by its authorized signatory Thiru. Balasubramanian Prabu - Clarification on Dwelling Units number in the approved Plan – Reg

Ref: 1. Applicant Letter dated 13.02.2026 for Dwelling Units distribution
2. Planning Permission No. OL-PP/HRB/0001/2026 & Permit No. OL-02541 dated 07.01.2026

In the above reference 1st cited, you have requested clarification in dwelling units numbers shown in the area statement in approved plan based on the query raised by TNRERA in file no TNRERA/PBF/0032/2026 stating that that the dwelling units in the area statement in the Approved plan Tower wise not matching with the title in the approval letter.

In this regard the clarification for the above said queries as follows below.

The said Planning Permission application was processed in File No. CMDA/PP/HRB/S/0716/2025 and the Planning Permission was issued on 07.01.2026, vide reference 2nd cited above. In the approved plans, the proposed building structure is combined from Basement Floor to 2nd Floor (Podium Level). Hence in the drawing it has been submitted as combined floor from the Basement floor to 2nd floor. From 3rd Floor onwards, the structure is divided into four independent towers. And separate floor plan for each tower from 3rd floor has been submitted.

Due to this, since the 2nd floor is combined, all the dwelling units (17 units) present in the second floor (Tower -1:3 units, Tower -2:4 units, Tower -3:6 units: Tower -4:4 units, totally 17 units) is added in Tower -4 in second floor area statement generated by Automated scrutiny system it cannot be modified manually. Hence, we have given block wise dwelling unit and total no of dwelling units details in the subject of the approval letter and Permit to avoid misunderstanding. The details given in the Final letter and Permit as follows below;

Tower 1**: 2nd floor + 13 floors + 14th floor part Residential building with **66 dwelling units**, SPA & business Centre at 2nd floor level; **Tower 2:** 2nd floor + 13 floors+14th floor part Residential building with **68 dwelling units**, Yoga & Indoor games at 2nd floor level; **Tower 3 :** 2nd floor + 13 floors +14th floor part Residential building with **82 dwelling

units, *Kids play area & Laundry at 2nd floor level; Tower 4:2nd floor +13 floors + 14th floor part Residential building with* ***68 dwelling units****, Gym, Amenities, Association room, Change room & shower room at 2nd floor level; with connecting steel bridge (at 46.40m height at 14th floor level),* ***Totally 284 dwelling.*** Also, in the approved floor plan the same numbers tallies.

Hence it is clarified that the dwelling units number captured in area statement (Automated Scrutiny report) in Final Plan PDF in sheet no.1 for 2nd floor is correct but it has been displayed in total in the Tower-4 table since it is combined floor and the total number of units remains **284 nos.**

Yours faithfully,

16/02/2026

For Principal/Member Secretary

16/2/26

THE LANDLENS SUITE

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

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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

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Services we run for you
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The LandLens suite
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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

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