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Clarification

Brigade Group clarifies on the Environmental Clearance for Brigade Morgan Heights, Perumbakkam, Chennai.

Brigade Group strongly objects to the recent revocation of the Environmental Clearance (EC) for its residential project, **Brigade Morgan Heights** in Perumbakkam Village, Chennai, by the State Level Environment Impact Assessment Authority (SEIAA). The revocation is arbitrary and factually incorrect.

We reiterate that the project site comprises **private patta lands**, classified as dry lands **("punjai")** in revenue records dating back to 1935, and have been in continuous possession of the current landowners since 1985. Brigade entered into a Joint Development Agreement (JDA) with the landowner in 2022. At the time of entering the JDA and upon securing the EC, public notices were issued in leading newspapers, with **no objections received**. All relevant approvals were received by January 2025.

Further, in response to certain allegations on social media **a press release dated October 28, 2025** was issued by the Environment, Climate Change and Forest Department clearly stating that:

- **the lands are private patta lands;**
- **approvals were granted accordingly by competent authorities; and**
- **final wetland boundaries remain undecided.**

The Tamil Nadu State Wetland Authority operates under the Environmental, Climate Change and Forest Departments of Govt of Tamil Nadu which issued this press release dated October 28, 2025.

To date, the project site does **not fall within any notified wetland area** under the Wetlands (Conservation and Management) Rules, 2017, nor has any authority stated otherwise.

Importantly, on **February 10, 2026, the Hon'ble Madras High Court dismissed a Public Interest Litigation (PIL)** concerning the project, wherein SEIAA, the Tamil Nadu State Wetland Authority, and other government bodies were parties. The Court observed that, pending ground truthing under the Ramsar process, the land **cannot be conclusively designated as wetlands**. During the proceedings, which spanned several months, **no authority submitted that the land was wetland or that approvals should be withdrawn**.

The cited basis for cancellation refers to a standard EC condition requiring permission from the Wetland Authority "if applicable". In the present case, given the established classification of the land and absence of any official wetland designation, this condition is not applicable.

Additionally, the cancellation was effected following a SEIAA meeting on 08 May 2026, with the order issued on 12 May 2026, **without any prior notice, hearing, site verification, or opportunity for Brigade to present its case**. Such action is procedurally improper, violates established principles of natural justice, and disregards the significant investments made, ongoing construction, and third-party rights already created.

We further understand that the proposed Ramsar site and its zone of influence spans over **10,000 acres in South Chennai** across the villages of Sholinganallur, Pallikaranai, Seevaram, Perungudi, Okkiam Thoraipakkam, Jaladianpet, Velachery, Arasankalani, Semmencheri, Karapakkam and Injambakkam. This is potentially affecting multiple projects, property owners, and the broader development ecosystem.

Given these facts, the basis for revocation remains unclear. **Brigade Group is taking appropriate legal and regulatory recourse and has appealed the order**.