Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



BY REGISTERED POST WITH ACK-DUE

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(S)/1687/2018 **Dated: 27.09.2019**

To
The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Multistoried Building Group development – Combined Basement floor comprising part of Blocks A to E with Combined Stilt floor with **Block A to D**: 1st floor + 7 floors Residential building with 507 DU and **Block E** (Club House): 1st floor + 2nd floor + 3rd floor part at Model school Road Extn, Sholinganallur, Chennai, bearing S.No. **497**/1C1A2, 2A1, 2B2, 3A3, 3A4, 4A, 4B, **505**/8A, 8B1, 9, **508**/37A2 of Sholinganallur village applied by **M/S. Casa Grande Homes Pvt.ltd.** - Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application received in APU No. MSB /062/2018, dated 05.02.2018.
2. Minutes of the 241st MSB Panel meeting held on 17.05.2018
3. NOC from Police (Traffic) in letter Rc.No.Tr/License /219/4544/2018, dated 11.05.2018.
4. NOC from DF&RS in Letter R.DIS No.3426/C1/2018, PP NOC No.69/2018; dated 30.05.2018.
5. The Principal Chief Engineer, Greater Chennai Corporation letter W.D.C.No.D2/1652/2018, dated 06.06.2018.
6. NOC from PWD in letter No.DB/T5(3)/F-I-Sholinganallur-Casa/2018, dated 26.06.2018.
7. Environment Clearance (EC) letter No. SEIAA/TN/F.6611 /EC/8(a)/600/2018, dated 07.08.2018.
8. This office letter even No. dated 09.07.2018 addressed to the Government.

For CASA GRANDE HOMES PVT. LTD.

Authorised Signatory.

9. Government H&UD Dept. letter No.15397/UDI/2018-1, dated 31.07.2018.
10. The Tahsildar, Sholinganallur letter R.C.No.5031/2018/B2, dated 31.08.2018.
11. NOC from AAI letter No. CHEN/SOUTH/B/082918/330747, dated 04.09.2018, CHEN/SOUTH/B/082918/330885, dated 04.09.2018, CHEN/SOUTH/B/082918/330890, dated 04.09.2018, CHEN/SOUTH/B/090618/333367, dated 10.09.2018, CHEN/SOUTH/B/083018/330891, dated 04.09.2018
12. The Commissioner, Greater Chennai Corporation letter WDC No.D2/1652/2018, dated 18.09.2018.
13. PWD letter No. DB/T5(3)/F-I-Sholinganallur-Casa/ 2018, dated 18.12.2018.(Amendment to the earlier NOC)
14. The Government letter (Ms) No.99, H&UD Dept., dated 01.07.2019.
15. This office letter even (DC advice) No. dated 27.08.2019.
16. OSR portion gifted to CMDA in registered gift deed document no.7958/2019, dated 16.09.2019 & UO Note No. TDR/OSR /15419/2019, dated 19.09.2019 received from TDR Division and Link road portion gifted to CMDA in registered gift deed document no.7959/2019, dated 16.09.2019 & UO Note No. TDR/OSR/15420/2019, dated 19.09.2019 received from TDR Division.
17. Applicant letter 03.09.2019 & 23.09.2019 with undertaking.
18. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
19. G.O. (Ms) No.135, dated 21.07.2017 (Shelter Fee)
20. G.O. (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017
21. G.O. (Ms) No.147, H&UD (UD1) Dept., dated 26.10.2018.

* * *

The Planning Permission Application for the proposed construction of Multistoried Building Group development – Combined Basement floor comprising part of Blocks A to E with Combined Stilt floor with **Block A to D**: 1st floor + 7 floors Residential building with 507 DU and **Block E** (Club House): 1st floor + 2nd floor + 3rd floor part at Model school Road Extn, Sholinganallur, Chennai, bearing S.No. **497**/1C1A2, 2A1, 2B2, 3A3, 3A4, 4A, 4B, **505**/8A, 8B1, 9, **508**/37A2 of Sholinganallur village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 14th cited subject to the usual conditions put forth by CMDA in reference 15th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 4th, 5th 6th , 7th , 10th , 11th, 12th & 13th cited subject to the condition that

"The applicant should make necessary arrangements for the sewerage treatment and for its disposal should be made by the applicant at their own cost within the premises only after obtaining necessary permission from the CMWSSB/local authorities concerned and as per the norms in existence and as

For CASA GRANDE HOMES PVT. LTD.

C3(S)/1687/2018

Authorised Signatory.

amended from time to time and should not be let into the storm water drain/nearby channel/PWD tanks".

2. The applicant has remitted the following charges in letter dated 03.09.2019.

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No & date
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	**Rs.14,20,000/-** (Rupees Fouteen Lakhs and Twenty Thousand Only)	Receipt No. B0013826, dated 03.09.2019
ii)	Balance Scrutiny fee	**Rs.1,20,000/-** (Rupees One Lakh and Twenty Thousand only)	
iii)	Regularisation Charges	**Rs.22,00,000**/-(Rupees Twenty Two Lakhs Only)	
iv)	Security Deposit for Building	**Rs.3,31,25,000/-(**Rupees Three Crore Thirty One Lakhs and Twenty Five Thousand Only)	**BG furnished**
v)	Security Deposit for Display Board	**Rs.10,000**/-(Rupees Ten Thousand only)	Receipt No. B0013826, dated 03.09.2019
vi)	Security Deposit for STP	**Rs.5,31,000/-** (Rupees Five Lakh and Thirty One Thousand Only)	
vii)	Infrastructure & Amenities charges	**Rs.2,17,30,000/-** (Rupees Two Crores Seventeen lakhs and Thirty Thousand only)	
viii)	Shelter Fee	**Rs.1,62,97,500/-** (Rupees One Crore Sixty Two Lakhs Ninty Seven Thousand and Five Hundred Only)	

3. The applicant has furnished the Bank Guarantee for Rs.3,31,25,000/-(Rupees Three Crore Thirty One Lakhs and Twenty Five Thousand Only) towards security deposit for building in BG No. LOBG801021903978, dated 30.08.2019 & Validity up to 29.08.2024 from IDFC First Bank Ltd, Lancor Westminster, No.108, Dr.Radhakrishnan Salai, Chennai – 600 004.

4. The applicant has gifted the OSR portion to CMDA in registered gift deed document no.7958/2019, dated 16.09.2019 and Link road portion gifted to CMDA in registered gift deed document no.7959/2019, dated 16.09.2019 and land possession taken on 19.09.2019.

5.The Applicant has also furnished an undertaking in the reference 17th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, PWD & Environment Clearance and the conditions imposed by CMDA in the reference 10th cited.

6. The applicant has gifted the OSR land through registered gift deed document no.9245/2018, dated 24.12.2018 and Link road portion gifted to CMDA in registered gift deed document no.7959/2019, dated 16.09.2019.

7.The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of

For CASA GRANDE HOMES PVT. LTD.

Authorised Signatory.

Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

8. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

9. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

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 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 Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

10. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

11. As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016, installation of the Solar Photo Voltaic Panel system shall be mandatory and the

For CASA GRANDE HOMES PVT. LTD.

Authorised Signatory.

same shall be provided with minimum 1/3rd of the total Terrace area by the applicant.

12. The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be , in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate regulatory Authority, as per the Government orders in the reference 26th cited.

13. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

14.The applicant has to obtain prior permission from the Executive Authority concern for the construction of Swimming pool as per G.O.Ms.No. 97, MAWS Dept, dated 07.07.2015. The applicant has to furnish NOC from the Executive Authority at the time of applying Completion Certificate.

15. Applicant shall not commence construction without building approval from the local body concerned. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

16. Two sets of approved plans numbered as **C/PP/MSB/45(S-01 to S-29)/2019, dated 27.09.2019** in **Planning Permit No. 11986** are sent herewith. The Planning Permit is valid for the period from **27.09.2019 to 26.09.2024.**

17. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

27/9/19

For **MEMBER-SECRETARY**

27/9/19

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

Copy to:

1.	**M/S. Casa Grande Homes Pvt.ltd** 5th floor, NPL Devi, new No.111, Latice bridge Road, Thiruvanmiyur, Chennai - 600 041	
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	**The Director of Fire & Rescue Service** No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	**The Additional Commissioner of Police (Traffic), Greater Chennai,** Vepery, Chennai-600 007.	
5.	**The Chief Engineer, CMWSSB,** No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	

For CASA GRANDE HOMES PVT. LTD.

Authorised Signatory.

C3(S)/1687/2018

6.	**The Chief Engineer,** TNEB, Chennai-600 002.	
7.	**The Commissioner of Income Tax** No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	**Thiru. V.Uma Shanker, (Architect)** RA. No.305, CA/89/12450, Class I License Surveyor, New No.9,Viswanathan Street, Srinivasa Avenue, R.A.Puram, Chennai-600028.	**BY SPEED POST**
9.	**Thiru. Pradeep G.Kedlaya** , Structural Engineer Class-I Licensed Surveyor No.1777, Corporation of Chennai & CMDA #203,Creative Villa,44/5,1st Main RBI Colony, Ganganagar Bangalore-24	**BY SPEED POST**
10.	**Thiru.S.Raghu,** Site Engineer, NPL Devi, 5th Floor, No.111, LB Road, Thiruvanmiyur, Chennai – 600 041.	**BY SPEED POST**

For CASA GRANDE HOMES PVT. LTD.

Authorised Signatory.

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 11986

C|PP|MSB|45(S.01 to S.29)|2019 Date of Permit 27|9|2019

File No. C3(S)|1687|2018.

Name of Applicant with Address M|S. Casa Grande Homes Pvt Ltd. 5th floor, NPL Devi new no.1 Latice bridge Road, Thiruvanmiyur, Chennai-600 041.

Date of Application 05|02|2018

Nature of Development : ~~Layout~~/~~Sub-division of Land~~/Building construction/~~Charge in use of Land~~/Building

Site Address ..... As per Annexure Enclosed ....

Division No. .....

.....

Development Charge paid Rs. 14,20,000/ Challan No. B0013826 Date 3.9.2019

PERMISSION is granted to the ~~layout/sub-division of land~~/building construction/~~change in use of land~~/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 26|09|2024

the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

Govt Lr (MS)No.99 HE UD Dept. dt. 01.07.2019.

27/9/19

For MEMBER SECRETARY

27/9/19

For CASA GRANDE HOMES PVT. LTD.

Authorised Signatory.

Annexure

Chennai Metropolitan Development Authority

Permit No. 11986.

C/PP/MSB/45 (S-01 to S-29)/2019

File No.C3(S)/1687/2018 dated .09.2019.

CMDA – APU – MSB (South) Division – Planning Permission Application for the proposed construction of Multistoried Building Group development – Combined Basement floor comprising part of Blocks A to E with Combined Stilt floor with **Block A to D**: 1st floor + 7 floors Residential building with 507 DU and **Block E** (Club House): 1st floor + 2nd floor + 3rd floor part at Model school Road Extn, Sholinganallur, Chennai, bearing S.No. **497**/1C1A2, 2A1, 2B2, 3A3, 3A4, 4A, 4B, **505**/8A, 8B1, 9, **508**/37A2 of Sholinganallur village applied by **M/S. Casa Grande Homes Pvt.ltd.**

For CASA GRANDE HOMES PVT. LTD.

Authorised Signatory.

27/9/19

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-South Region

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN15/00284/2019		C3(S)/1687/2018 - 27/09/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N15	N197	09/10/2019	09/10/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		CASA GRANDE HOMES PVT LTD-5th Floor, NPL Devi, New No:111, LB Road, Thiruvanmiyur, Chennai-600041.	
சேவைபாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:497/1C1A2,2A1,2B2,3A3,3A4,4A,4B,505/8A,8B1,9,508/37A2, MODEL SCHOOL ROAD EXTN, SCHOOL STREET,SHOLINGANALLUR,SHOLINGANALLUR,Sholinganallur, Chennai, 600119	
Building License Fees			9559500
Road cut charges - CMWSSB SEWERAGE			19900
Road cut charges - CMWSSB, WATER			14900
Road cut charges - TNEB			14900
Scrutiny Fees			600
Tentative improvement charges			10362700
Workers Welfare Board			11648700
மொத்தக் கட்டணம்/ Total (In Rs.)			31621200

Amount (in words): Rupees Three Crore Sixteen Lakhs Twenty One Thousands Two Hundred Only

Payment Details:

DD Number: 192049 Amount (In Rs.): 31621200 Date: 09/10/2019 Bank: IDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி முடிவு நாள் 08/04/2020 08/10/2024

ஆரம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

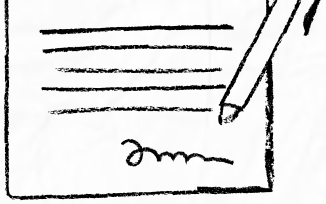
This Sanction will expire if the construction is not started with in 08/04/2020

If Construction started Building Permit is valid up to 08/10/2024

Digitally Signed by A S Murugan
Date: 09-Oct-2019 (15:52:54)
Executive Engineer (T.P.)

For CASA GRANDE HOMES PVT. LTD.

Authorised Signatory



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

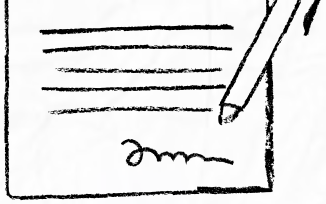
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate