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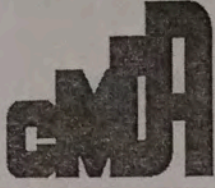
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0533/2020, Dated: 07.12.2020

To

The Commissioner,
Kattankulathur Panchayat Union,
Chennai.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the proposed construction of Group Development consisting of 22 Blocks; **Block No.1 to 20** consisting of Stilt floor (part) / Ground floor (part) + 1st floor with 6.55 m height Residential development with 101 dwelling units (Block 1 – 4 dwellings, Block 2 – 2 dwellings, Block 3 – 5 dwellings, Block 4 – 13 dwellings, Block 5 – 8 dwellings, Block 6 – 1 dwelling, Block 7 – 1 dwelling, Block 8 – 11 dwellings, Block 9 – 2 dwelling, Block 10 – 4 dwellings, Block 11 – 13 dwellings, Block 12 – 18 dwellings, Block 13 – 5 dwellings, Block 14 – 4 dwellings, Block 15 – 4 dwellings, Block 16 – 1 dwelling, Block 17 – 2 dwellings, Block 18 – 1 dwelling, Block 19 – 1 dwelling & Block 20 – 1 dwelling); **Block No.21 (Club House Block)** consisting of Basement floor (part) + Ground floor + 1st floor (part) with 6.90 m height STP Pump Room (BF), Kids Play area, Association Room (GF) & Indoor Games, AV Room & GYM (FF); **Block No.22 (Change Room)** consisting of Ground floor with 3.30m height Dress Change Room & shower and Open Swimming Pool at S.No.148/4, 148/5, 150/1A, 150/1B, 150/2A, 151/1, 152/5, 152/6A & 154/1 of Nedunkundram Village within the limit of Kattankulathur Panchayat Union – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/S/0533/2020, dated.26.09.2020.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
 6. This office DC letter even No. dated.18.11.2020.

For CASA GRANDE MILESTONE PRIVATE LIMITED

For CASA GRANDE MILESTONE PRIVATE LIMITED

Authorised Signatory
CMDA-Reg No: RD/19/06/419

7. Letter dated. 24.11.2020 & 27.11.2020 received from the applicant.

The Planning Permission Application for the proposed construction of Group Development consisting of 22 Blocks; **Block No.1 to 20** consisting of Stilt floor (part) / Ground floor (part) + 1st floor with 6.55 m height Residential development with 101 dwelling units (Block 1 – 4 dwellings, Block 2 – 2 dwellings, Block 3 – 5 dwellings, Block 4 – 13 dwellings, Block 5 – 8 dwellings, Block 6 – 1 dwelling, Block 7 – 1 dwellings, Block 8 – 11 dwellings, Block 9 – 2 dwellings, Block 10 – 4 dwellings, Block 11 – 13 dwellings, Block 12 – 18 dwellings, Block 13 – 5 dwellings, Block 14 – 4 dwellings, Block 15 – 4 dwellings, Block 16 – 1 dwellings, Block 17 – 2 dwellings, Block 18 – 1 dwellings, Block 19 – 1 dwellings & Block 20 – 1 dwellings); **Block No.21 (Club House Block)** consisting of Basement floor (part) + Ground floor + 1st floor (part) with 6.90 m height STP Pump Room (BF), Kids Play area, Association Room (GF) & Indoor Games, AV Room & GYM (FF); **Block No.22 (Change Room)** consisting of Ground floor with 3.30m height Dress Chang Room & shower and Open Swimming Pool at S.No.148/4, 148/5, 150/1A, 150/1B, 150/2A, 151/1, 152/5, 152/6A & 154/1 of Nedunkundram Village within the limit of Kattankulathur Panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 6th cited.

2. The applicant has remitted the following charges in the reference 7th cited.

i)	Development charges	₹ 2,52,000/-	Receipt No. B0017908, dated.20.11.2020.
ii)	Scrutiny Fee	₹ 14,000/-	
iii)	Regularization charges	₹ 5,56,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 32,83,000/- BG furnished BG.No.0350 NDD600003721, dated.19.11.2020 valid upto 18.11.2025	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for STP	₹ 1,01,000/-	
viii)	Infrastructure & Amenities Charges	₹ 47,33,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	₹ 22,79,000/-	
xi)	MIDC Charges	Nil	

3. Two sets of approved Plans are numbered as B/NHRB/410/2020/AtoV, dated.07.12.2020, Planning Permit No.13779 are sent herewith. The Planning Permit is valid for the period from 07.12.2020 to 06.12.2025.

4. The Localbody is requested to ensure water supply and sewerage disposal facility for

For CASA GRANDE MILESTONE PRIVATE LIMITED

[Signature]

Authorised Signatory 2/4
CMDA-Reg No: RD/19/06/419

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 Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. 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.

6. 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, 1924, Tamil Nadu Panchayat Act, 1994. 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.

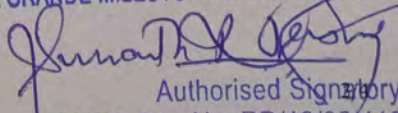
7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under 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.

8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the 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.

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For CASA GRANDE MILESTONE PRIVATE LIMITED


Authorised Signatory
CMDA-Reg No: RD/19/06/419

10. Applicant shall not commence construction without building approval from the Kattankulathur Panchayat Union.

Yours faithfully,

8/12/20

1. Two sets of approved Plans
2. Two copies of Planning Permit

✓ 1. M/s. Casa Grande Milestone Private Limited
2. M/s. Casa Grande Milestone Private Limited
GPA for M/s. Casa Grande Enterprises LLP and
3. M/s. Casa Grande Milestone Private Limited
GPA for Thiru. S. Udayakumar.

2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans).

4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.

Authorized Signatory
CMDA-Reg No: RD/19/06/419

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 13779

B/NHRB/410/2020/A to V Date of Permit 07.12.2020
M/s. Casa Grande Milestone Pvt. Ltd.

File No. B/NHRB/S(BI)/533/20202 M/s. Casa Grande Milestone Pvt. Ltd.

Name of Applicant with Address G.P.A. M.M. S. Casa Grande Enterprises
3. M/s. Casa Grande Milestone Pvt. Ltd. G.P.A. LLP and
Thiru. S. Subyakumar Date of Application 26.09.2020

Rep. by R. Ashok Kumar. New Door No. 111, Old Door No. 59,
Nature of Development : Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address... Refer Annexure...

Division No.....

Development Charge paid Rs. 2,52,000/- Challan No. B001.7908 Date 20.11.2020

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 06.12.2025
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.

For CASA GRANDE MILESTONE PRIVATE LIMITED

Authorised Signatory
CMDA-Reg No: RD/19/06/419

For MEMBER SECRETARY

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No. 13779

Planning Permission No. B / NHRB / 410 / 2020 / A to V

File No. PP/NHRB/S(B1)/533/2020

Date. 07.12.2020

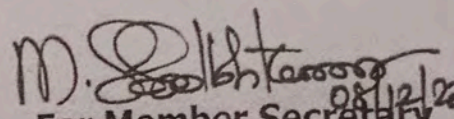
1. M/s.Casa Grande Milestone Private Limited 2. M/s.Casa Grande Milestone Private Limited GPA for M/s.Casa Grande Enterprises LLP and 3. M/s.Casa Grande Milestone Private Limited GPA for Thiru.S.Udayakumar Represented by

Thiru. R.Ashok Kumar

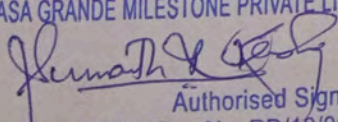
**New Door No.111, Old Door No.59, L.B.Road, Thiruvannamiyur,
Chennai 600041.**

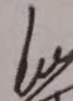
Area Plans Unit – 'B' Channel (South) - Planning Permission for the proposed construction of Group Development consisting of 22 Blocks; **Block No.1 to 20** consisting of Stilt floor (part) / Ground floor (part) + 1st floor with 6.55 m height Residential development with 101 dwelling units (Block 1 – 4 dwellings, Block 2 – 2 dwellings, Block 3 – 5 dwellings, Block 4 – 13 dwellings, Block 5 – 8 dwellings, Block 6 – 1 dwellings, Block 7 – 1 dwelling, Block 8 – 11 dwellings, Block 9 – 2 dwellings, Block 10 – 4 dwellings, Block 11 – 13 dwellings, Block 12 – 18 dwellings, Block 13 – 5 dwellings, Block 14 – 4 dwellings, Block 15 – 4 dwellings, Block 16 – 1 dwelling, Block 17 – 2 dwellings, Block 18 – 1 dwelling, Block 19 – 1 dwelling & Block 20 – 1 dwelling); **Block No.21 (Club House Block)** consisting of Basement floor (part) + Ground floor + 1st floor (part) with 6.90 m height STP Pump Room (BF), Kids Play area, Association Room (GF) & Indoor Games, AV Room & GYM (FF); **Block No.22 (Change Room)** consisting of Ground floor with 3.30m height Dress Change Room & shower and Open Swimming Pool at S.No.148/4, 148/5, 150/1A, 150/1B, 150/2A, 151/1, 152/5, 152/6A & 154/1 of Nedunkundram Village

Permit Expires on 06.12.2025


For Member Secretary

For CASA GRANDE MILESTONE PRIVATE LIMITED


Authorised Signatory
CMDA-Reg No: RD/19/06/419


7/12/2020

நெடுங்குன்றம் ஊராட்சி தனி அலுவலர் - வட்டார வளர்ச்சி அலுவலர் (கி/ஊ) அவர்களின்
செயல் முறைகள்
முன்னிலை-திருமதி.ஏ.மாலதி அவர்கள்

ந.க.எண்: 125/2020-21

நாள்:15.12.2020

காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்-கட்டிட வரைப்படம் நெடுங்குன்றம்
ஊராட்சி நெடுங்குன்றம் கிராமம், CMDA – Area Plans Unit – 'B:Channel
(South) - Planning Permission for the proposed construction of Group
Development consisting of Stilt floor (Part) / Ground Floor (Part) + 1st Floor
With 6.55 m height Residential development with 101 dwelling units (Block
1-4 dwelling, Block 2-2 dwelling, Block 3-5 dwelling, Block 4-13 dwelling,
Block 5-8 dwellings, Block 6-1 dwelling, Block 7-1 dwelling, Block 8-11
dwellings, Block 9-2 dwelling, Block 10-4 dwellings, Block 11-13 dwellings,
Block 12-18 dwellings, Block 13-5 dwellings, Block 14-4 dwellings, Block 15-4
dwellings, Block 16-1 dwellings, Block 17-2 dwellings, Block 18-1 dwellings,
Block 19-1 & Block 20-1 dwelling) : Block No.21 (Club House Block)
consisting of Basement floor (part) + Ground floor + 1st floor (part) with 6.90m
height STP Pump Roof (BF), Kids Play area, Association Room (GF & Indoor
Games, AV Room & GYM (FF); Block No.22 (Change Room) Consisting of
Ground Floor with 3.30m height Dress Change Room & shower and Open
Swimming Pool at S.No.148/4, 148/5, 150/1A, 150/1B, 150/2A, 151/1, 152/5,
152/6A & 154/1 of Nedugundram Village கட்டிடம் சுற்றுச்சுவர் - கிணறு-
முதலியன கட்டுவதற்கு அனுமதி வழங்க உத்தரவிடல்.

பார்வை: 1)ஆணையர் ஊராட்சி ஒன்றியம் காட்டாங்கொளத்தூர்

ந.க.எண்: 2009/2020/அ4 நாள்:14.12.2020

2) மனுதாரர்: 15.12.2020

3) மண்டல துணை வட்டார வளர்ச்சி அலுவலர்(மண்டலம் -1) அவர்களின்

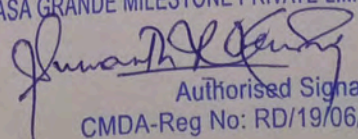
4) ஆய்வறிக்கை நாள்:15.12.2020

உத்தரவு,

M/s Casa Grande Milestone pvt Ltd, என்ற நிறுவனத்தார் நெடுங்குன்றம் ஊராட்சி
நெடுங்குன்றம் கிராமம், CMDA – Area Plans Unit – 'B:Channel South) - Planning Permission
for the proposed construction of Group Development consisting of Stilt floor (Part) / Ground
Floor (Part) + 1st Floor With 6.55 m height Residential development with 101 dwelling units
(Block 1-4 dwelling, Block 2-2 dwelling, Block 3-5 dwelling, Block 4-13 dwelling, Block 5-8
dwellings, Block 6-1 dwelling, Block 7-1 dwelling, Block 8-11 dwellings, Block 9-2 dwelling,
Block 10-4 dwellings, Block 11-13 dwellings, Block 12-18 dwellings, Block 13-5 dwellings,
Block 14-4 dwellings, Block 15-4 dwellings, Block 16-1 dwellings, Block 17-2 dwellings,
Block 18-1 dwellings, Block 19-1 & Block 20-1 dwelling) : Block No.21 (Club House Block)
consisting of Basement floor (part) + Ground floor + 1st floor (part) with 6.90m height STP
Pump Roof (BF), Kids Play area, Association Room (GF & Indoor Games, AV Room & GYM
(FF); Block No.22 (Change Room) Consisting of Ground Floor with 3.30m height Dress
Change Room & shower and Open Swimming Pool at S.No.148/4, 148/5, 150/1A, 150/1B,
150/2A, 151/1, 152/5, 152/6A & 154/1 ஆகிய பகுதிகளில் கட்டிடம் - சுற்றுச்சுவர் - கிணறு -
கழிப்பிடம் - குளியலறை - கடைகள் -முதல் தளம் - இரண்டாம் தளம் - பேருந்து வண்டிகள்
நிறுத்துமிடம் ஆகியவைகள் கட்டுவதற்கு கீழ்க்கண்ட நிபந்தனைகளுக்கு உட்பட்டு அனுமதி
அளிக்கப்பட்டது.

இந்தஅனுமதியானது 15.12.2020 முதல் 14.12.2023ம் தேதி வரை ஒரு ஆண்டுக்கு
செல்லுபடியாகும் அனுமதி கட்டணம் ரூபாய் 1184130 (Eleven lakh eight four

For CASA GRANDE MILESTONE PRIVATE LIMITED


Authorized Signatory
CMDA-Reg No: RD/19/06/419

thousand and one hundred and thirty only) செலுத்தியமைக்கான பலவகை ரசீது எண்:328 நாள்: 15.12.2020 மற்றும் அங்கீகரிக்கப்பட்டவரைபடங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன.

நிபந்தனைகள்

1. கட்டிடத்தின் முன் பக்கத்தில் 2மீட்டருக்கு குறையாமலும், பின் பகுதியில் 2 மீட்டருக்கு குறையாமலும் இருபக்கங்களிலும் 1 மீட்டருக்கு குறையாமலும் இடைவெளி விடப்பட்டிருக்க வேண்டும்.
2. தமிழ்நாடு ஊராட்சியின் 1994ம் ஆண்டு திருத்தப்பட்ட சட்டத்தின் படி சென்னை பெருநகர வளர்ச்சிக் குழுமவிதிகளில் ஏற்படுத்தப்பட்டுள்ள எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருத்தல் வேண்டும்.
3. அரசாங்கத்திற்கு சொந்தமான இடங்களிலோ அல்லது இம்மனுதாரருக்கு சம்பந்தமில்லாத வேறு இடங்களிலே ஆக்கிரமணம் செய்வது கூடாது.
4. கட்டிடவேலைகள் நடக்கும் பொழுதோ அல்லது வேறு எந்த நேரங்களிலோ ஊராட்சியிலிருந்து ஆய்வு செய்யவரும் அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரைபடங்களை காண்பிக்க வசதியாக வேலை நடக்குமிடங்களில் மேற்படி வரைபடங்களை வைத்திருத்தல் வேண்டும்.
5. இந்த உத்தரவில் அனுமதிக்கப்பட்ட கால வரையறுக்குள் கட்டிடம் கட்டி முடிக்கப்படாவிடில் அனுமதியை மீண்டும் பதியதாக மனுகொடுத்து அனுமதி பெற வேண்டும்.
6. அனுமதித்தவரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதேனும் செய்துகட்ட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் தலைவர் - நிர்வாக அதிகாரிக்கு-தனி அலுவலருக்கு 1விண்ணப்பம் செய்து உத்தரவு பெற்ற பிறகுதான் மாறுதல் கட்டிடம் கட்டவேண்டும்.
7. கட்டிடம் கட்ட உத்தரவு பொய்ப்பதிவுகள் மூலம் பெற்றதாகவோ அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்றதாயிருந்தால் மேற்படி உத்தரவைரத்து செய்து தலைவருக்கு- தனி அலுவலருக்கு உரிமை உண்டு.
8. புதியதாககட்டப்படும் கட்டிட இடங்கள் எந்தநேரத்திலும் சுத்தமானபொதுசுகாதார்க்கேடுவிளைவிக்காதவகையில் வைத்து இருந்தல் அவசியம்
9. மனுதாரர் கட்டிடத்தைகட்டிமுடித்தபின்பு இவ்வலுவலகத்திலிருந்து சான்றிதழ் பெற்றபின்பே குடிபுக வேண்டும்
10. கட்டிடத்திலிருந்துவரும் கழிவுநீரைமனுதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்திவைத்து அவைகளை அப்றப்படுத்தும் வகையில் வடிகால்களும், கழிவுநீர்த் தொட்டிகளும் அமைத்துக் கொள்ளவேண்டும்.
11. கட்டிடம் தொழிலகங்களுக்காகவோ அல்லது வேறு தொழிலாளர் வேலை செய்ய வேண்டிய இடங்களுக்காகவோ கட்டப்படயிருந்தால் அவைகளுக்கு மாவட்ட சுகாதார அலுவலரிடமிருந்து தொழிலகங்களின் ஆய்வாளரிடமிருந்து மற்றும் உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சிக்குழுமம் ஆகியோரிடமிருந்தும் அனுமதிபெற்றிருத்தல் வேண்டும்.
12. அங்கீகரிக்கப்பட்ட வரைபடங்களின்படியே கட்டிடம் கட்டி முடிக்கப்பட்ட பின்பு இவ்வூராட்சியிலிருந்து சான்றிதழ் பெற்றுக் கொள்ள வேண்டும்.
13. கட்டிடவேலை முடிந்தபின்போ அல்லது குடியேறியபின்னரோ 15 அடீதினங்களுக்குள் தலைவர் - தனிஅலுவலர் அவர்களுக்குஎழுத்து மூலமாகதெரிவிக்கவேண்டும்.

தனி அலுவலர்-வட்டாரவளர்ச்சி அலுவலர் (கி/உ).
நெடுங்குன்றம், ஊராட்சி

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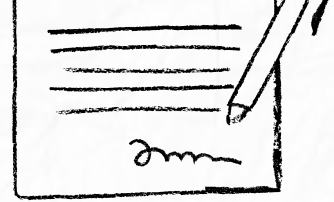
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தனி அலுவலர்
நெடுங்குன்றம் ஊராட்சி

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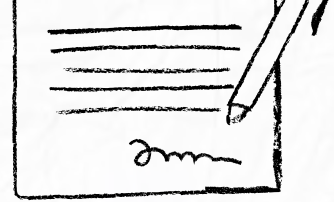
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