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™



689

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.PP/NHRB/S(B1)/526/2021 **Dated: 10.08.2022**

To
The Principal Chief Engineer,
Greater Chennai Corporation
Ribbon Building, Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission is for the proposed construction of Group Development consisting of 16 Blocks, **Block No1:** Stilt Floor (Part)/Ground Floor (Part) + 1st Floor (2du), **Block 2 to15**: Stilt Floor (Part)/ Ground Floor (Part) + 1st Floor + 2nd Floor (part) – (Block 2: 3du, Block 3 & 4: 6 + 6du, Block 5: 11du, Block 6: 20du, Block 7: 4du, Block 8: 3du, Block 9: 11du, Block 10 to 14: 3 +3 + 3 + 3+3du, Block 15: 1du), Totally 82 dwelling units Residential Building with **Block No.16** (Club House): Ground Floor + 1st Floor with Open swimming Pool in Ground Floor at S.No.78/4, 79/1A, 1B, 1C, 1D, 2A, 2B, 3, 4, 5A, 5B, 6, 7, 8, 80/1, 2, 3A, 3B, 3C, 87/1, 4, 5, 6A1, 6A2, 6B, 8A, 8B, 9A, 9B, 10A, 10B, 88/4 Pt, 6A Pt, 6C of Jalladampettai Village, Sholinganallur Taluk within the limit of Greater Chennai Corporation – 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/0526/2021, dated.15.09.2021..
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 Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

6. CMDA office order No.7/2019 dated 12.03. 2019
7. NOC from PWD in letter No. DB/T5(3)/F-Inundation-Jalladampet-2022/M/17.02.2022 and 23.03.2022.
8. Th applicant letter dated 05.05.2022(undertaking deed)
9. This office offline DC letter even No. dated.08.07.2022.
10. Applicants letter dated 13.07.2022 (DC remittance & BG), & 15.07.2022 & 20.07.2022 (BG Amendment).
11. Link Road Portion Gift Deed Document No.11214/2022 dated 26.07.2022 and U.O.Note received from TDR Division vide U.O.Note No.11225/2022, dated 30.07.2022.
12. OSR Area I & II Portion Gift Deed Document No.11215/2022 dated 26.07.2022 and U.O.Note received from TDR Division vide U.O.Note No.11226/2022, dated 30.07.2022.
13. Applicants Letter dated 03.08.2022.

******

The Planning Permission Application is for proposed construction of Group Development consisting of 16 Blocks, **Block No1:** Stilt Floor (Part)/Ground Floor (Part) + 1st Floor (2du), **Block 2 to15**: Stilt Floor (Part)/ Ground Floor (Part) + 1st Floor + 2nd Floor (part) – (Block 2: 3du, Block 3 & 4: 6 + 6du, Block 5: 11du, Block 6: 20du, Block 7: 4du, Block 8: 3du, Block 9: 11du, Block 10 to 14: 3 +3 + 3 + 3+3du, Block 15: 1du), Totally 82 dwelling units Residential Building with **Block No.16** (Club House): Ground Floor + 1st Floor with Open swimming Pool in Ground Floor at S.No.78/4, 79/1A, 1B, 1C, 1D, 2A, 2B, 3, 4, 5A, 5B, 6, 7, 8, 80/1, 2, 3A, 3B, 3C, 87/1, 4, 5, 6A1, 6A2, 6B, 8A, 8B, 9A, 9B, 10A, 10B, 88/4 Pt, 6A Pt, 6C of Jalladampettai Village, Sholinganallur Taluk within the limit of Greater Chennai Corporation 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 9th cited and **"also to comply with all the conditions put forth by PWD in the ref 7th cited and the applicant shall be construct the Storm Water Drain with proper gradient /slope along the southern boundary of the site under reference ie northern side of the Isha Singnature residence and channel existing on the northern side of the site under reference shall be preserved and maintained as per conditions mentioned in the PWD NOC. To this effect the applicant has furnished the undertaking deed in the ref 8th cited"**

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

2. The applicant has remitted the following charges in the reference 8th cited.

I)	Development charge for land And building under Sec.59 of the T&CP Act, 1971	**Rs.3,20,000/-** (Rupees Three lakh twenty thousand only)	Receipt No. B0021768, Dated.13.07.2022
II)	Balance Scrutiny Fee	**Rs. 40,000/-** (Rupees Forty thousand only)	
III)	Regularization charges for land	**Rs.21,50,000/-** (Rupees twentyone lakh fifty thousand only)	
iv)	Security Deposit (For Building)	**Rs.40,70,000/-** (Rupees Forty Lakhs Seventy thousand only)	Bank Guarantee & Amendment issued by RBL Bank, T.Nagar, Chennai vide BG No. PBGI00912200090 dated 13.07.2022 valid upto 12.07.2031.
v)	Security Deposit for Display Board	**Rs.10,000/-** (Rupees Ten thousand only)	Receipt No. B0021768, Dated.13.07.2022
vi)	Infrastructure &Amenities Charges	**Rs.67,00,000/-** (Rupees sixty Seven Lakhs only)	
vii)	Premium FSI	**Nil**	
viii)	Shelter charges	**Rs.2,40,00,000/-** (Rupees Two crore thirty five lakhs seventy five thousand only)	
ix)	SD for Septic Tank Charges	**Rs.92,000/-** (Rupees thousand only)	
x)	Flag Day	**Rs.500/-** (Rupees Five Hundred only by cash towards contribution of Flag Day)	

3. Two sets of approved Plans are numbered as **PP/NHRB/239/2022 A to S, dated. 10.08.2022, Planning Permit No. 15016** are sent herewith. The Planning Permit is valid for the period from **10.08.2022 to 09.08.2030.**

4. 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

For CASA GRANDE AXIOM PRIVATE LIMITED

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

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

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.

9. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA.

10.This Planning Permission is not final. The applicant has to approach The Principal Chief Engineer, Greater Chennai Corporation, Ribbon Building, Chennai – 600 003 for issue of Building Permit under the Local Body Act.

11. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.

12. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Yours faithfully,

10/3/2022

for Senior Planner
Area Plans Unit.

10/3/2022

Encl:-
1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:
1. **M/S. Casa Grande Axiom Pvt. Ltd.,**
   Self and GPA for Tmt.Santhanalakshmi,
   NPL Devi, 3rd floor,
   Old No.59, New No.111,L.B.Road,
   Thiruvanmiyur, Chennai-600041.
2. **The Deputy Planner**
   Enforcement Cell (South), CMDA,
   Chennai –600008. (With one set of approved plan).
3. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-600034.
4. **The Member**
   Appropriate Authority
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-600034.
5. **The Chair Person,**
   TNRERA,CMDA Tower II
   Chennai.600 008
   (Along with one set of approved plan)

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory



Greater Chennai Corpor

Town Planning Section Work

(1919 MCMC Act Section 238)

Building Plan No	PP-NHRE-SOU-SA26-0221 - 10/08/2022
CFBA/WDCN14/00275/2022	
Zone: N14	Ward: N191
Applicant name & address	Approval Date: 26/08/2022 — Application Date: 12/08/2022
	Casa Grande Axiom PVT Ltd Self and GPA-EOR Trst Santhanalakshmi, NPL Dc., 3rd Floor, New No.111, L.B Road, Thiruvanmiyur, Chennai-600041
Service Type	Building Permit for CMDA Approved Plan
Plot address	Block No:ANNEXURE ENCLOSED,Survey No:78/4,79/1A,1B,1C,1D,2A,2B,3,4,5A,5B,6,7,8,80/1,2,3A,3B,3C,87/1,4,5,6A1,6A2,6B,8A,8B,9A,9B,10A,B,88/4PT,6APT,6C, Veerathamman kovil Street,Jaladianpet,Jaladianpet,Jalladianpet, Chennai, 600100
Building License Fees	2148900
Road cut charges - CMWSSB SEWERAGE	23700
Road cut charges - CMWSSB, WATER	17800
Road cut charges - TNEB	17800
Scrutiny Fees	600
Street Alignment Charges	2676600
Tentative improvement charges	92000
Workers Welfare Board	2547800
மொத்தக் கட்டணம்/ Total (In Rs.)	7525200

Amount (in words): Rupees Seventy Five Lakhs Twenty Five Thousands Two Hundred Only

Payment Details:

DD Number: 517093 Amount (In Rs.): 7525200 Date: 25/08/2022 Bank: ICICI BANK

Digitally Signed by K Sundararajan

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

அனுமதி கால முடிவு 25/08/2027

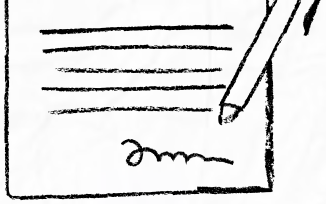
Permit Valid upto 25/08/2027

Digitally Signed by K Sundararajan
Date: 26-Aug-2022 (13:23:46)

Executive Engineer (T.P.)

For CASA GRANDE AXIOM PRIVATE LIMITED

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

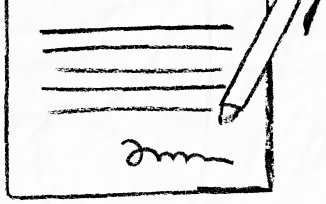
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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