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CASAGRAND
building aspirations

To
The Real Estate Regulatory Authority, Tamilnadu,
1st Floor, CMDA Tower-II,
Door No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

Respected Sir,

Sub: Clarification letter of Owner use land our project **CASAGRAND GOLDENGROVE** Proposed Construction of Residential Non High-Rise Building Villa No. 1 To 116 Consists of Ground Floor + First Floor, Totally 116 D/U , with Club House Building Comprised in Survey Nos. 85/1B, 86/2A1, 86/2A2, 86/2B2, 86/3A, 86/3C, 86/3E, 87/2A, 87/2C, 103/3A1, 103/3A3, 103/3A4, 103/3B1, 103/3B3, 103/3B5, 105/1A, 105/ 1C, 105/1D, 105/1E, 105/1F, 105/1G, 105/2A, 105/2B, 105/2C, 105/3A2, 105/3A3 and 105/3A4 of Sonallur Village, Vandalur Taluk, Chengalpet District. OSR & Link Road Gifted vide Gift Deed No : 17676/2024, dated on 11.11.2024 comprised in S.Nos. 86/2A3, 86/2B1, 86/3B, 86/3D, 87/2B, 102/1B1, 102/1B2, 102/1B3, 103/3A2, 103/3A5, 103/3B2, 103/3B4, 105/1B, 105/2D, 105/3A1 of Sonallur Village, Vandalur Taluk, Chengalpet District.

Ref : i) Layout TNRERA Registration No. TN/35/Layout/4362/2024 dated 26.12.2024
ii) Building TNRERA Registration No. TN/35/Building/0014/2025 dated 10.01.2025
iii) Online File Application No. TNRERA/PBF/0148/2025 dated 13.02.2025

With reference to the above subject, We have obtained Layout registration with 116 plots and 3 owner-use plots, registered in TNRERA Form C No. TN/35/Layout/4362/2024 dated 26.12.2024.

Subsequently, we have obtained approval for the construction of Ground + 1 floor residential buildings on the 116 plots, also registered in TNRERA Form C No. TN/35/Layout/4362/2024 dated 26.12.2024.

There are 3 Nos plots earmarked owner use in different location in the layout, among the three owner use plot is conveying these 2 parcels of land has UDS all the 116 allottes.We obtained approval for the construction amenity building in another owner use plot.

CASAGRAND
building aspirations

we hereby state and declare that, The amenity building will be handed over to the association of allottes and land portion will be convey to the 116 allottes. Accordingly, we already furnished revised carpet area statement

Kindly acknowledge the same and approve our project registration as soon as possible.

Thanking You,
Yours truly,

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

Encl:
i) Layout TNRERA Registration No. TN/35/Layout/4362/2024 dated 26.12.2024
ii) Building TNRERA Registration No. TN/35/Building/0014/2025 dated 10.01.2025
iii) Approved Layout Plan.

CASAGRAND PREMIER BUILDER LIMITED
(Formerly known as Casagrand Premier Builder Private Limited, Previously known as Casagrand Builder Private Limited)
5th Floor, NPL Devi, New No.111, Old No.59, L.B.Road, Thiruvanmiyur, Chennai 600041
Phone: +91 44 - 4411 1111 | official@casagrand.co.in

TN2003PTC051989

Town and Country Planning Department(Planning Permission)

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

ROC No. GCPZS0RU/2024/TCP/2024/TCP Date : 15/11/2024

From:

Joint Director / Deputy Director / Assistant Director

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

To :

The President
Sonalur Panchayat & Village,
Vandalur Taluk,
Thiruporur Panchayat Union,
Chengalpattu District.

Sir/ Madam,

Sub : Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to Proposed extent of 23650.00 sq.m in the Land Bearing S.F.No. 85/1B, 86/2A, 2B, 3, 87/2, 102/1B, 103/3A, 3B,105/1, 2 and 105/3Aof Sonalur Panchayat and Village, Thiruporur Panchayat Union, Vandalur Taluk of Chengalpattu District – Planning Permission issued - Forwarded for further action - Reg.

Ref : 1 Application (Reference No. GCPZS0RU) received through Single Window Portal, from M/s.Casagrand Premier Builder Limited, dated.26.07.2024.

2 Road pattern plan approved by the District Town and country planning Office, dated: 02.08.2024.

3 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

4 Rectification Gift deed document No.17676/2024, Dated.11.11.2024 Uploaded by the Applicant M/s.Casagrand Premier Builder Limited,
dated.12.11.2024.

5 G.O. No.138, Housing and Urban Development Department, dated: 04.06.2004.

6 G.O. No.79, Housing and Urban Development Department, dated: 04.05.2017.

7 G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and
Water Supply, dated: 31.01.2020.

8 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.

9 G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.

10 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

12 Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

13 Demand raised for payment of Centage charges, Display board charges, Development Charges, Sub division charges respectively dated.

15.11.2024.

14 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, Subdivision charges received from the applicant
respectively on 26.07.2024 and 15.11.2024.

15 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021of Director of Town and Country Planning, Chennai (Circular).

16 Resolution No.2, of 181th Mamallapuram Local Planning Authority, dated : 18.07.2023.

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was
directed to hand over the portion of land 9,574.74 Sq.m earmarked for Roads public purposes meant for local body and TANGEDCO vide reference 2nd
cited above.

The Proposed of Layout satisfies the rules and power delegation given by Mamallapuram Local Planning Authority, Director of Town and
Country Planning vide reference letter 16th cited above.

On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Scrutiny Fees, Centage charges, Display
board charges, Development Charges, Subdivision charges vide reference 14th cited above, the planning permission is issued to the mentioned layout
subject to the following conditions:

1. The Planning Permission is issued under section 49 of Town and Country Planning Act 1971 to the above mentioned layout and the number is
assigned as SWP/DTCP/Chengalpattu District - L.P/MLPA (CD) No.250/2024.

2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be
forwarded to this office for record.

4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office
of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the
requisite charges for making mutation in the TamilNilam/Collabland website.

SPECIAL CONDITIONS:
1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to
develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must
individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled
through the appropriate forum. This office is not the appropriate authority to decide on this.

2. The owners / developers shall be allowed either to carry out Infrastructure development works as per the standards specified by the local body
concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like
roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the Infrastructure developed by the owners / developers, the local

bodies shall ensure the quality of the works done by the owners/ developers.

3. The local authority shall also ensure that the sub division for the land earmarked for road, park and land meant for public purposes such as Local body
and TANGEDCO are properly carried out and transferred in favor of the local body/TANGEDCO concerned before issuing the final approval.

4. As envisaged under the "Tamil Nadu 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 Authority. The applicant has to comply the said provisions.

5. The Proposed road mentioned in the layout plan should be kept as free flow to Public access, if shouldn't be obstruct with any form of structures like
compound wall, fencing etc.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:-
Site Extent : 23650.00 Sqm
No. of Plots required: 116 Nos.
No. of Plots provided: 116 Nos.
Gifted over to Local Body :
Layout Road Extent: 7759.50 sq.m
Park – 1 - 1328.88 sq.m
Park – 2- 0310.26 sq.m
Total park = 1639.14 sq.m (10.32%)
Public Purpose: 90.10 sq.m (0.57%)
TANGEDCO Purpose:86.00 sq.m (0.54%)

The fee collected from the applicant are as follows.

• Scrutiny Fee: Rs. 35,475 /- Payment Receipt 2024072631462, Transaction ID 4669801505946, date.26.07.2024.

• Centage Charge: Rs.37,200 /- Payment Receipt 2024111531462, Transaction ID 2752568530739, date:15.11.2024.

• Display board Charge: Rs.10,000/- Payment Receipt 2024111531462, Transaction ID 2752568530739, date: 15.11.2024.

• Development Charge: Rs.94,600/- Payment Receipt 2024111531462, Transaction ID 2752568530739, date: 15.11.2024.

• Subdivision Charges: Rs.49,600 /- Payment Receipt 2024111531462, Transaction ID 2752568530739, date: 15.11.2024.

Assistant

Director/Member secretary,

Mamallapuram Local

planning Authority

District Town and Country

Planning Office,

Chengalpattu

District.
Enclosures:
1. Layout plan & Layout Conditions – 2 Nos

2. Original Gift Deed Document no.17676/2024, dated.11.11.2024.

Copy:-
1. M/s. Casagrand Premier Builder Limited,
111/59, LB Road, Thiruvanmiyur,
Velachery,Chennai,600041
Ph.No: 9500070392.

Email. sakar@casagrand.co.in

2. Tahsildar Concerned (Tamilnilam).
Vandalur Taluk Office,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

4.Sub Registrar,
Thiruporur,
Chengalpattu district,

5. Assistant Director (Land Survey)
No.67, Varatharav street,
NGGO Street,Chengalpattu district.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	35475	26/07/2024
2	OSR Fee		
3	Centage Charges	37200.00	15/11/2024
4	Development Charges	94600.00	15/11/2024
5	Display Board Charges	10000.00	15/11/2024
6	Satellite town charge		
7	Sub Division Charge	49600.00	15/11/2024

Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location:Chengalpattu
Date:2024.11.15 18:56:55

Layout Application - Final Approval Letter

Roc No: 02/2024-2025 Date: 12/6/24 1:30 PM

From:

Village Panchayat

No.1/53, Pillaiyar Kovil Street, Sonalur

To :

Ms.Casa Grand Premier Builder Limited, #111/59, L.B.Road, Thiruvanmiyur, Chennai-41.

Online Application Number: GCPZS0RU

Sir/ Madam,

Sub :

Residential Layout - Thiruporur Panchayat Union - Sonalur Village Panchayat - Chengalpattu District, Vandalur Taluk, Survey No. 85/1B,86/2A,2B,3,87/2,102/1B,103/3A,3B,105/1,2 and 105/3A.- an extent of 23650.00 Sq. Mtr. Final order Regarding

Ref :

ROC # GCPZS0RU/2024/TCP/2024/TCP Dated .15/11/2024.

Residential Layout - Thiruporur Panchayat Union - Sonalur Village Panchayat - Chengalpattu District, Vandalur Taluk, Survey No. 85/1B,86/2A,2B,3,87/2,102/1B,103/3A,3B,105/1,2 and 105/3A.- an extent of 23650.00 Sq. Mtr. (5.86 Acres) As Per Below Ref No.1,
L.P/MLPA (CD) No. 250/2024 sanctioned by Joint Director/ Deputy Director/ Assistant Director, Town and Country Planning Department.
The above Said Ref No.2, Gifted to the Concerned Village Panchayat, Gift Deed no 17676/2024 Dt.11/11/2024

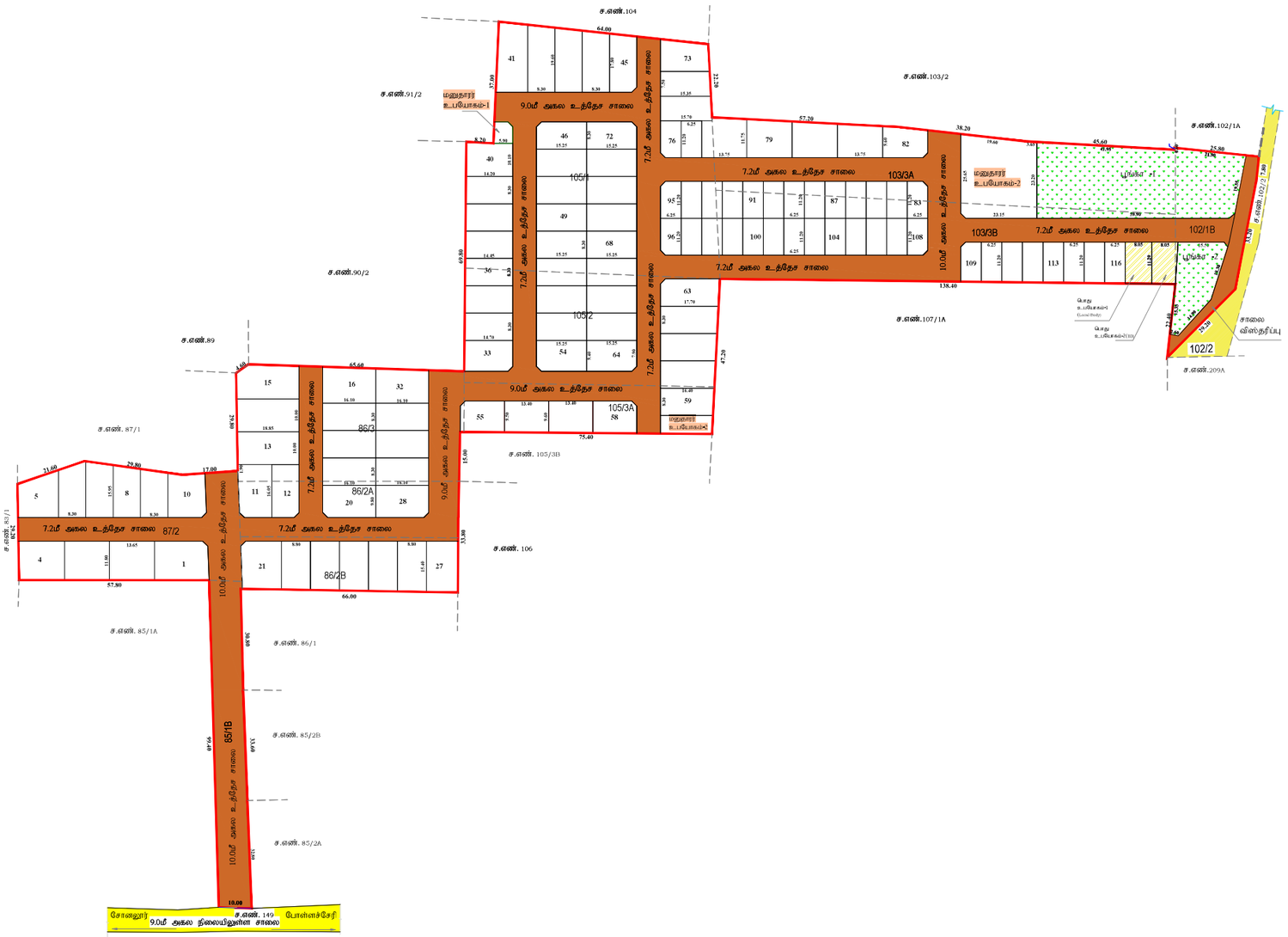
Body:

23650 Sq.Mtr.
Local Body Demand Generated dated on 27/11/2024, The Demand Fees also Paid Rs. 28,19,195.85/- (Online
Payment)
Assigned Village Resolution No. 65/2024, Therefore Final Approval issued by Local Body / Sonalur Village Panchayat.
CONDITION:
1. The Urban Department has not legally confirmed the land owner ship of the applicant by granting technical Clearance and planning permission. Before granting Technical Permission and planning permission. Only the documents submitted by the applicant along with the application (deed, lease deed, lease, grant, public power deed etc.) are verified as to whether the applicant is entitled to develop. Therefore, if the land ownership evidence is found to be incorrect, the order will be considered null and void.
2. Roads, drinking water, street lights and drainage facilities should be constructed by the petitioner at his own expense in the areas acquired through donation in the said plot.
3. Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has any claim over it, they have to settle it before a court of appropriate jurisdiction.
4. The assigned roads in the plot should be maintained as circulation roads without blocking them.
5. In case of any audit disallowance in respect of charges under this section, compensation shall be collected from the petitioner.

Village

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.12.06 13:30:17



மாமல்லபுரம் உள்ளூர் திட்டக்குழுமம்

திருப்போரூர் ஊராட்சி ஒன்றியம்
சோனலூர் ஊராட்சி

மனைப்பிரிவு வரைபடம்

மனைப்பிரிவு வரைபடம்

மாவட்டம் : செங்கல்பட்டு
வட்டம் : வண்டலூர்
உள்ளாட்சி : சோனலூர்
கிராமம் : சோனலூர்
நில அளவை எண்கள் : 85/1B, 86/2A, 2B, 3, 87/2, 102/1B, 103/3A, 3B,105/1, 2 மற்றும் 105/3A - ல்

அமையும் குடியிருப்பு மனைப்பிரிவுக்கான தொழில்நுட்ப ஒப்புதல் வரைபடம்.

அளவு : 1 : 800(1"=66')
கோப்பு எண் : GCPZS0RU

குறிப்பு:

மனைப்பிரிவு இடத்தின் பரப்பு = 23650.00 ச.மீ
கோரிய மனைகள் = 116
ஒதுக்கிய மனைகள் = 116(EWS மனை எண்கள் 76,77,83-116,)
EWS மனையின் பரப்பு = 2513.24 ச.மீ (15.82%)
மனைப்பிரிவு இடத்தின் எல்லை
நிலையில் உள்ள சாலை

பொது ஒதுக்கீடுகள்: (உள்ளாட்சிக்கு (ம) TANGEDCO–க்கு தானபத்திரம் ஆவண எண் 17676/2024, நாள்.11.11.24 மூலம் ஒப்படைப்பு செய்யப்பட்டுள்ளது.)

உத்தேச மனைப்பிரிவு சாலையின் பரப்பு - 7759.50 ச.மீ
பூங்கா-1 - 1328.88 ச.மீ
பூங்கா-2 - 0310.26 ச.மீ
பூங்கா - 1639.14 ச.மீ (10.32%)
பொது உபயோகம் - 1 (LOCAL BODY) - 90.10 ச.மீ (0.57%)
பொது உபயோகம் - 2 (TANGEDCO) - 86.00 ச.மீ (0.54%) } 176.10 ச.மீ (1.11%)

கட்டிட வரம்பு : 9.0மீ அகல சாலை வரை - 1.5மீ (ம) 9.0மீ அகலம் முதல் 18.0மீ அகல சாலை வரை - 3.0மீ
முலைமுடக்கு : 7.2மீ அகல முதல் 12.0மீ அகல சாலை வரை - 1.5மீ x 1.5மீ

நிபந்தனைகள்:-

1. இம்மனைப்பிரிவுக்கு ஊராட்சி தலைவர், இறுதி ஒப்புதல் வழங்கும் முன் இடம் எந்த துறைக்காகவும் நில ஆர்ஜிதம் செய்யப்படவில்லை என்றும், எந்த துறைக்காகவும் நில ஆர்ஜிதபட்டியல் மாவட்ட வருவாய்த்துறை அலுவலருக்கு அனுப்பப்படவில்லை என்றும் உறுதி செய்து கொள்ள வேண்டும்.

2. அரசாணை நிலை எண்.18, நகராட்சி நிர்வாகம் (ம) குடிநீர் வழங்கல் துறை நாள்:04.02.2019-ன்படி பூங்கா, சாலை ஒதுக்கீடுகள் (ம) பொது உபயோக பகுதியினை உள்ளாட்சியே தானமாக பெற்றுக்கொண்டு பராமரிக்க வேண்டும் என்றும், நில உரிமம் குறித்து உள்ளாட்சியே முழுப்பொறுப்பு என்றும் தெரிவிக்கப்படுகிறது.

3. சாலை அமைப்பு வரைபடத்தில் குறிப்பிடப்பட்டுள்ள மின்வாரியத்திற்காக (TANGEDCO) ஒதுக்கப்பட்டுள்ள இடத்தினை மின்வாரிய (TANGEDCO) பயன்பாட்டிற்காக இடத்தின் அளவுகள், பரப்பளவு ஆகிய விவரங்களுடன் குறிப்பிட்டு தானமாக தானப்பத்திரம் மூலம் மின்வாரியத்திற்கு ஒப்படைக்கப்பட வேண்டும்.

4. நில உரிமம் குறித்து வழங்கப்பட்ட சான்றுகள் (ம) பரீசீலனைக்கு சமர்ப்பிக்கப்பட்ட ஆவணங்கள் சரியானவையல்ல என அறியப்பட்டால் (அ) மனைப்பிரிவிற்கு தொழில் நுட்ப ஒப்புதல் வழங்கியதால் பாதிப்பு ஏற்படக்கூடிய சூழ்நிலை ஏற்படின் இம்மனைப்பிரிவிற்கு வழங்கப்பட்ட தொழில் நுட்ப ஒப்புதல் எவ்வித முன்னறிவிப்பின்றி நகர் ஊரமைப்பு இயக்குநர் அவர்களால் ரத்து செய்யப்படும்.

5. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு மனைகள் வாங்கும் ஒவ்வொரு மனுதாரருக்கும் ஒப்புதல் அளிக்கப்பட்ட மனைப்பிரிவு வரைபட நகல் வழங்கப்பட வேண்டும்.

6. இவ்வலுவலகத்தால் தொழில் நுட்ப ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு வரைபடத்தினை பொதுமக்கள் பார்வைக்காக சம்மந்தப்பட்ட இடத்தில் 6'0" x 4'0" என்ற அளவுக்கு குறையாமல் காங்கீரீட் பலகையில் வரைந்து வைக்கப்பட வேண்டும்.

7. The Local body should issue final approval only after obtaining certificate of confirmation from the union engineer/BDO that the roads actually laid to the standards of the local body.

8. மனைப்பிரிவில் அமையும் ஒப்படைப்பு செய்யப்பட்ட சாலைகளை தடை செய்யாமல் புழக்க சாலைகளாக நிலை நிறுத்தப்பட வேண்டும்.

9. (a) அரசாணை (நிலை) எண்:181, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை UD4(1), நாள்: 09.12.2020. (மற்றும்) அரசாணை (நிலை) எண்: 18 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை நாள்: 04.02.2019 மற்றும் அரசாணை (நிலை) எண்: 16 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை நாள்: 31.01.2020 - ல் கண்ட TNCDBR-2019 விதி எண்.47 (11) - ன் படியும் மாநகராட்சி/நகராட்சி பகுதி எனில் "Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants" After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

(b) மாநகராட்சி/நகராட்சி அல்லாத பகுதிகளில் "Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenitites like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body".

சிறப்பு நிபந்தனைகள்:-

நகர் ஊரமைப்புத்துறை சட்ட பூர்வமாக தொழில் நுட்ப அனுமதி (அ) திட்ட அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் பேரில் உள்ள நில உரிமையை உறுதிபடுத்தவில்லை தொழில் நுட்ப அனுமதி (அ) திட்ட அனுமதி அளிப்பதற்கு முன்பு விண்ணப்பதாரரின் விண்ணப்பத்துடன் சமர்ப்பித்த ஆவணங்களில் (கிரையப்பத்திரம், குத்தகை பத்திரம், பட்டா, தானப்பத்திரம் பொது அதிகார பத்திரம் மேலும் பல) விண்ணப்பதாரர் வளர்ச்சி செய்ய உரிமை உள்ளதா என்று பார்க்கப்படுகிறது.

சொத்தினை வாங்க விரும்பும் எந்த நபரும் விண்ணப்பதாரருக்கு சொத்தின் மீது உள்ள உரிமையை தனியாக உறுதிபடுத்திக்கொள்ள வேண்டும். மேலும் அதன் மேல் வேறு யாரேனும் தனிநபர் உரிமை கோரினால் அவர்கள் பொருத்தமான தகுதியுள்ள நீதிமன்றத்தின் முன் தீர்த்துக் கொள்ளலாம். இதனை முடிவு செய்ய நகர் ஊரமைப்புத்துறை பொருத்தமான அமைப்பு அல்ல.

ம.வ/மா.உ.தி.கு.(செமா)எண்:250/2024

நாள் மேரி
நிலை-III

கி.பிருந்தபாலா
மேற்பார்வையாளர்/ வரைவாளர் நிலை-II

Signature valid
Signed by: Assistant Director
Location: Chengalpattu
Date: 2024.11.16 17:48:17

Signature valid
Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2024.11.16 17:48:06

உறுப்பினர் செயலர்
மாமல்லபுரம் உள்ளூர் திட்டக் குழுமம்
செங்கல்பட்டு.

File No: TNRERA/PLF/6536/2024

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/35/Layout/4362/2024 dated 26.12.2024

Project Name: CASAGRAND GOLDENGROVE

Project Details & Address:

Registration for layout of house sites with 116 Plots Comprised in S.No.85/1B, 86/2A, 86/2B, 86/3, 87/2, 102/1B, 103/3A,103/3B,105/1,105/2 &105/3A of Sonalur Village, Vandalur Taluk, Chengalpattu District. The Assistant Director, T&CP, Chengalpattu District approved the layout No.250/2024 in Letter ROC No.GCPZS0RU/2024/TCP/2024/TCP Dated 15/11/2024. The President, Sonalur Village Panchayat approved the layout in Letter ROC No.02/2024-2025 Dated 06/12/2024.

Applicant:
1) M/s.CASAGRAND PREMIER BUILDER LIMITED
New No.111, Old No.59, NPL Devi, L B Road,,
Thiruvanmiyur, Chennai - 600041,

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

III.The registration shall be valid till 06-12-2027 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

IV.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

V.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

VI.This Registration is given based on the declaration given by you. The Registration of the project does not amount to regularization of any violation of rules. If there is any violation/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

VII.The promoter has mortgaged the property with Tmt. Kushbu M Jain w/o Thiru. Ganesh

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

1. Bank Name & Branch: **ICICI Bank LTD, Adyar Branch, Chennai, Tamil Nadu.**
Account Number : **777705240611**

Digitally Signed by
N Kanagasabapathy
(Additional Director, TNRERA)

Dated:26.12.2024
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)

File No: TNRERA/PBF/0012/2025

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/35/Building/0014/2025 dated 10.01.2025

Project Name: CASAGRAND GOLDENGROVE

Project Details & Address:

Registration for Residential Non high rise building with 116 Dwelling units with Ground Floor +1 Floor comprised in Survey No. 85/1B, 86/2A, 86/2B, 86/3, 87/2, 102/1B, 103/3A, 103/3B, 105/1, 105/2 AND 105/3A at Sonallur Village, Vandalur Taluk, Chengalpattu District. The President, Sonalur issued building permission in SWP/SCM/DTCP/RP/0081642/2024 Dated – 07.12.2024, SWP/SCM/DTCP/RP/0081671/2024 Dated – 07.12.2024, SWP/SCM/DTCP/RP/0081687/2024 Dated – 07.12.2024, SWP/SCM/DTCP/RP/0081717/2024 Dated – 07.12.2024, SWP/SCM/DTCP/RP/0081736/2024 Dated – 07.12.2024, SWP/SCM/DTCP/RP/0082199/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082129/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082415/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082416/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082417/2024 Dated – 07.12.2024 ,SWP/SCM/DTCP/RP/0084075/2024 Dated – 09.12.2024, SWP/SCM/DTCP/RP/0081877/2024 Dated – 07.12.2024, SWP/SCM/DTCP/RP/0081914/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0081933/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0081951/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0081983/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082231/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082232/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082238/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082247/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082255/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082272/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082273/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082278/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082279/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082285/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0083102/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082300/2024 Dated – 08.12.2024,SWP/SCM/DTCP/RP/0082298/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082299/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082320/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082319/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082316/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082315/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082325/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082326/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082075/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082169/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082333/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082182/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082189/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082196/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082210/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082215/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082334/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082338/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082341/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082340/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082339/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082348/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082347/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082346/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082345/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082352/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082351/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082349/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082350/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082358/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082357/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082356/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082355/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082365/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082364/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082363/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082361/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082362/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082370/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082369/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082368/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082366/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082367/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0083100/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082345/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082374/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082371/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082373/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082372/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082380/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082379/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082376/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082378/2024 Dated – 08.12.2024,SWP/SCM/DTCP/RP/0082377/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082385/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082384/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082383/2024 Dated – 08.12.2024,SWP/SCM/DTCP/RP/0082382/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082381/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082386/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082387/2024 Dated – 08.12.2024,SWP/SCM/DTCP/RP/0082390/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082389/2024 Dated – 08.12.2024,SWP/SCM/DTCP/RP/0082388/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082391/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082392/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082393/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082394/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082395/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082396/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0081691/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082397/2024 Dated – 08.12.2024,SWP/SCM/DTCP/RP/0082398/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082399/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082400/2024 Dated – 08.12.2024,SWP/SCM/DTCP/RP/0082401/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082402/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082403/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082404/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082405/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082407/2024 Dated – 08.12.2024,SWP/SCM/DTCP/RP/0082406/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082408/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082409/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082410/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082411/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082412/2024 Dated – 08.12.2024, SWP/SCM/DTCP/RP/0082413/2024 Dated – 08.12.2024,SWP/SCM/DTCP/RP/0082414/2024 Dated – 08.12.2024 .

Applicant:
1 M/s. CASAGRAND PREMIER BUILDER LIMITED
New No.111, Old No. 59 , NPL Devi, L B Road, Thiruvanmiyur, Chennai - 600041,
Chennai,
Chennai District - 600041

2. This registration is granted subject to the following conditions, namely:-

I.The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;

II.The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be,of the apartment or the common areas as per section 17 of the Act;

III.The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

IV.The registration shall be valid till **10-12-2027** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.

V.The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder

VI.The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

VII.This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violaton/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

VIII.All the common amenities and facilities shall be conveyed and allotted to the allotees/association of allottees.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

1. Bank Name & Branch: **ICICI Bank, ADYAR, Chennai, Tamil Nadu.**
Account Number : **777705240611**

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Dated:10.01.2025
Place: Chennai

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (https://rera.tn.gov.in)



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

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

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+91 9996 12 9996
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