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BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Kelambakkam Village Panchayats 224299 LGD Code -Thiruporur Block Panchayat, Chengalpattu District

Present: Mr./Mrs : Rani Ellappan

Roc No: 67 Date: 31/03/2024

Sub:

Building License –Kelambakkam Village Panchayat , 224299 LGD Code, to grant permission to construct Residential building at Sathankuppam Village , Sathankuppam Village , Vandalur , Chengalpattu. Building Survey No : 267 subdivision: 18,267 subdivision: 17,267 subdivision: 19,267 subdivision: 20,267 subdivision: 21,267 subdivision: 22 Plot No : -Orders issued – reg.

Ref:

Application from Mr./Mrs.:Casagrand Zest Pvt Ltd rep by SR Amuthasakaran S/o, H/o. , SWP/BPA/089772/2024 Survey No: 267 subdivision: 18,267 subdivision: 17,267 subdivision: 19,267 subdivision: 20,267 subdivision: 21,267 subdivision: 22 in Kelambakkam Village Panchayat , Plot No: Dt: 18/03/2024 B.A.No. (67/2023-24)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in Sathankuppam Village of Kelambakkam Village Chengalpattu District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	22	Ground Floor	Nill	Residential	Bricks	27619.6	2565.94
Block 1	0	Floor 1	Nill	Residential	Bricks	27266	2533.09
Block 10	5	Ground Floor	Nill	Residential	Bricks	5810.8	539.84
Block 10	0	Floor 1	Nill	Residential	Bricks	5744.2	533.65
Block 11	5	Ground Floor	Nill	Residential	Bricks	5810.8	539.84
Block 11	0	Floor 1	Nill	Residential	Bricks	5743.9	533.63

For CASA GRANDE ZEST PRIVATE LIMITED

Authorised Signatory

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 12	0	Floor 1	Nill	Residential	Bricks	5744.2	533.65
Block 12	5	Ground Floor	Nill	Residential	Bricks	5810.8	539.84
Block 13	0	Floor 1	Nill	Residential	Bricks	5743.9	533.63
Block 13	5	Ground Floor	Nill	Residential	Bricks	5810.8	539.84
Block 14	0	Floor 1	Nill	Residential	Bricks	13769.1	1279.19
Block 14	12	Ground Floor	Nill	Residential	Bricks	13934.1	1294.52
Block 15	0	Floor 1	Nill	Residential	Bricks	4964.3	461.20
Block 15	5	Ground Floor	Nill	Residential	Bricks	5051.9	469.34
Block 16	12	Ground Floor	Nill	Residential	Bricks	13933.9	1294.50
Block 16	0	Floor 1	Nill	Residential	Bricks	13769.1	1279.19
Block 17	12	Ground Floor	Nill	Residential	Bricks	13934.1	1294.52
Block 17	0	Floor 1	Nill	Residential	Bricks	13768.99	1279.18
Block 18	4	Ground Floor	Nill	Residential	Bricks	4498.7	417.94
Block 18	0	Floor 1	Nill	Residential	Bricks	4441.9	412.67
Block 19	0	Floor 1	Nill	Residential	Bricks	3973.7	369.17
Block 19	4	Ground Floor	Nill	Residential	Bricks	4056.5	376.86
Block 2	0	Floor 1	Nill	Residential	Bricks	10329.8	959.67
Block 2	9	Ground Floor	Nill	Residential	Bricks	10494.1	974.93
Block 20	0	Floor 1	Nill	Residential	Bricks	13769.1	1279.19
Block 20	12	Ground Floor	Nill	Residential	Bricks	13933.9	1294.50
Block 21	0	Floor 1	Nill	Residential	Bricks	13880.2	1289.51

For CASA GRANDE ZEST PRIVATE LIMITED

Authorised Signatory

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 21	14	Ground Floor	Nill	Residential	Bricks	14123.8	1312.14
Block 22	0	Floor 1	Nill	Residential	Bricks	3295.6	306.17
Block 22	3	Ground Floor	Nill	Residential	Bricks	3338.2	310.13
Block 23	0	Floor 1	Nill	Residential	Bricks	2796	259.76
Block 23	3	Ground Floor	Nill	Residential	Bricks	2839.8	263.83
Block 24	0	Floor 1	Nill	Residential	Bricks	13879.3	1289.43
Block 24	14	Ground Floor	Nill	Residential	Bricks	14131	1312.81
Block 25	0	Floor 1	Nill	Residential	Bricks	3973.7	369.17
Block 25	4	Ground Floor	Nill	Residential	Bricks	4042.99	375.61
Block 26	0	Floor 1	Nill	Residential	Bricks	1044.1	97.00
Block 26	1	Ground Floor	Nill	Residential	Bricks	1057.65	98.26
Block 27	1	Ground Floor	Nill	Residential	Bricks	1029.55	95.65
Block 27	0	Floor 1	Nill	Residential	Bricks	1011.05	93.93
Block 28	0	Floor 2	Nill	Commercial	Bricks	3250.6	301.99
Block 28	0	Floor 1	Nill	Commercial	Bricks	2898.2	269.25
Block 28	0	Ground Floor	Nill	Commercial	Bricks	3880.3	360.49
Block 3	12	Ground Floor	Nill	Residential	Bricks	13975.5	1298.37
Block 3	0	Floor 1	Nill	Residential	Bricks	13769.1	1279.19
Block 4	12	Ground Floor	Nill	Residential	Bricks	13933.9	1294.50
Block 4	0	Floor 1	Nill	Residential	Bricks	13769.1	1279.19
Block 5	9	Ground Floor	Nill	Residential	Bricks	10452.5	971.07

Authorised Signatory

For CASA GRANDE ZEST PRIVATE LIMITED

Authorised Signatory

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 5	0	Floor 1	Nill	Residential	Bricks	10329.9	959.68
Block 6	8	Ground Floor	Nill	Residential	Bricks	9292.21	863.27
Block 6	0	Floor 1	Nill	Residential	Bricks	9183.5	853.17
Block 7	12	Ground Floor	Nill	Residential	Bricks	13934.1	1294.52
Block 7	0	Floor 1	Nill	Residential	Bricks	13769.1	1279.19
Block 8	11	Ground Floor	Nill	Residential	Bricks	13943.5	1295.39
Block 8	0	Floor 1	Nill	Residential	Bricks	13769.4	1279.22
Block 9	5	Ground Floor	Nill	Residential	Bricks	6342.67	589.25
Block 9	0	Floor 1	Nill	Residential	Bricks	6265.6	582.09

Professional Details :

Professional Name	Professional Category
Mr.K.P.Lenin	Architect Grade I
J. Suresh	Structural Engineers Grade I
R.Mangalraj	Construction Engineers

1. This permission will be valid for a period of five years from 31/03/2024 to 31/03/2029

For CASA GRANDE ZEST PRIVATE LIMITED

Authorised Signatory

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Kelambakkam immediately.
10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

To

Thiru./Tmt: Casagrand Zest Pvt Ltd
rep by SR Amuthasakaran ,
S/o., W/o ,

111/59, LB Road, Thiruvanmiyur , Thiruvanmiyur , Velachery , Chennai

President Rani Ellappan

Executive Officer/ Village
Kelambakkam Viilage Panchayat,224299
Thiruporur Block Panchayat,
Chengalpattu District.

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.03.31 16:20:43

For CASA GRANDE ZEST 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

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