Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

CASAGRAND
building aspirations

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Plot No's.586,587 & 588,
1st,2nd Avenue, Anna Nagar East,
Chennai – 600 102.

Respected Sir,

Sub: **CASAGRAND ASCENTIA** - Proposed Construction of Residential Non High Rise Group Development Building consists of 3 Blocks with Combined Basement, Block 1: Ground floor + 5 Upper Floors, (53 D/u), Block 2: Ground floor + 5 Upper Floors, (70 D/u), Block 3 with Clubhouse : Ground floor (Part) + First floor (Part) + 3 upper floors (115 D/u), Clubhouse: Ground floor (part)+ First floor (part) with Swimming pool on the Ground level, Totally 238 D/u comprised in Sy.Nos.371/1A1A, 473/1B2, 474/1A, 474/1B & 474/1C of Chinnavedampatti Village, Coimbatore North Taluk, Coimbatore City Municipal Corporation, Coimbatore District. - Reg.

WATER SUPPLY:	The sump for the requirement of fresh water has been provided. The fresh water connection shall be obtained from Coimbatore City Municipal Corporation.
SEWERAGE DISPOSAL:	Sewage Treatment Plant (STP) will be provided in our project.
RENEWABLE ENERGY:	Solar heated water shall be provided to the toilet of the dwelling units and Solar Panel will be provided at roof top (Terrace Floor).
SOLID WASTE:	Solid waste dustbin will be provided in the entrance of the gate.
EMERGENCY EVACUATION SERVICE:	Emergency evacuation and other safety provisions will be provided as per the guidance mentioned in the TNFRS and the necessary setback has been provided as per the approved plan.
FIRE - FIGHTING	Not applicable.

Thanking you,
For CASAGRAND COVAAN PRIVATE LIMITED

Authorized Signatory

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.