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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verified.realestate

DIGITALLY VERIFIED RECORD

CASAGRAND
building aspirations

To,

Tamil Nadu Real Estate Regulatory Authority,

No.1A, First Floor, Gandhi lrwin Bridge Road,

Chennai - 600 008.

Respected Sir,

Sub: "CASAGRAND ZANORA"- Proposed Construction of Residential Non High-Rise Building Consists of Total 15 units Comprised in Town Survey No – 66/2, 66/3, 66/4, 66/5 corresponding to its old Survey no.7/9 Part, Block. No.009, Canal bank Road, Kasturbai nagar, Pallipattu Village, Velachery Taluk and Chennai - 600020, Zone No. XIII, Division – 173 of Greater Chennai Corporation – Reg

Water Supply - As this project located within the city, Necessary water supply will be provided by CMWSSB/GCC/TWAD Board.

Sewage disposal - As this project located within the city, The project site Sewage will be connected to the main sewage line by TWAD/Corporation/CMWSSB network near the site entrance.

Solid Waste Disposal (Garbage) – Will be handed over to Corporation collecting staff on regular basis.

Use of Renewable Energy - The arrangements for harnessing solar energy will be made as per the approval plan.

Fire Fighting - As per the norms of this building category – Fire Fighting service is not applicable.

Emergency Evacuation Service - As per the norms of this building category – Emergency Evacuation service is not applicable.

Thanking you,

For M/s. Casagrand Astute Private Limited

Authorized signatory.

CASAGRAND ASTUTE PVT. LTD. CHENNAI 600 041

Casa Grand Astute Private Limited
NPL Devi, New No. 111,
LB Road, Thiruvanmiyur, Chennai 600 041
Phone: +91 44 - 4411 1111

Chennai | Bengaluru | Coimbatore | Hyderabad | Dubai

www.casagrand.co.in

CIN NO : U70109TN2022PTC154251

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

Verified RealEstate™

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.