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,
No.1A, First Floor,
Gandhi Irwin Bridge Road,
Chennai – 600 008.

Respected Sir,

Sub: **CASAGRAND AQUAGROVE** Proposed Construction of High Rise Group Development with Extended 2nd Basement Floor For Block –1, Combined Extended 1st Basement Floor For Block – 1, 2 & 3, Block 1: Ground Floor + 26 Floors (188 Dwelling Units), Block 2: Ground Floor + 26 Floors (188 Dwelling Units), Block 3: Ground Floor + 28 Floors (168 Dwelling Units) with Club House at Ground Floor and Open Swimming Pool (Totally 544 Dwelling Units), Ambattur – Puzhal Main Road, Chennai Comprised in Survey Nos: 48/1A1B, 49/1A, 50/1A1, 50/1A2, 50/1B, 50/1C, 50/2A, 50/2B, 52/1A, 52/1B, 52/2A, 52/2B, 52/3A, 52/3B, 52/4B1, 52/4B2, 52/4B3 & 53/3A of Soorapattu Village, Madhavaram Taluk, Chennai District within the Limits of Greater Chennai Corporation

WATER SUPPLY - Requirement of fresh water and disposal excess sewage water for our project, The Water Commitment letter has been obtained from CMWSSB .

SEWERAGE DISPOSAL- Sewage Treatment plant (STP) will be **provided** in our project

RENEWABLE ENERGY - Solar Panel will be provided at roof top (terrace Floor) the Energy has been utilized for common areas power requirement.

SOLID WASTE - Organic waste converter will be **provided** in our project and 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 no objection certificate and the necessary setback has been provided as per the approved plan.

FIRE FIGHTING - We have obtained NOC from TNFRS Dept, for our project will be adhered all the conditions mentioned in the NOC.

Yours Sincerely
Thanking you,

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

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
Chennai | Bengaluru | Coimbatore | Hyderabad | Pune | Dubai
www.casagrand.co.in

CIN : U70101TN2003PLC051989

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.