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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

ThalamuthuNatarajanBuilding, No.1, Gandhi Irwin Road, Egmore,

Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail:mscmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No. CMDA/PP/HRB/S/0500/2023

Dated:17.04.2024

To

**The Commissioner,
Greater Chennai Corporation,
Rippon Building, Chennai – 600 003.**

Sir,

Sub : CMDA – Area Plans Unit – HRB(South) Division – Planning Permission Application for the Proposed construction of High Rise Group development consisting of combined extended basement floor (block 4 to 18) with **Block 1:** Ground floor + 1st Floor + 2nd floor (part) Row Houses Villa (4 Dwelling Unit), **Block 2:** Ground floor + 1st Floor + 2nd floor (part) Row Houses Villa (4 Dwelling Unit), **Block 3:** Ground floor + 1st Floor + 2nd floor (part) Row Houses Villa (14 Dwelling Unit), **Block 4:** Ground floor + 9 Floor (138 Dwelling Unit), **Block 5:** Ground floor + 8 Floor (36 Dwelling Unit), **Block 6 :** Ground floor + 9 Floor (117 Dwelling Unit), **Block 7 :** Ground floor + 9 Floor (209 Dwelling Unit), **Block 8 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block 9 :** Ground floor + 9 Floor (120 Dwelling Unit), **Block 10 :** Ground floor + 9 Floor (150 Dwelling Unit), **Block 11 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block 12 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block 13 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block 14 :** Ground floor + 9 Floor (140 Dwelling Unit), **Block 15:** Ground floor + 8 Floor (36 Dwelling Unit), **Block 16 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block 17 :** **CLUB HOUSE-1 :** Ground floor + 3 Floor **Block 18 : CLUB HOUSE-2 :** Ground floor + 5 Floor & 2 Nos of Open Swimming Pool Totally 1818 dwelling units, comprised in survey Nos: 508/4A, 508/4B, 508/6A1, 508/6A2, 508/6B, 508/6C, 508/6D, 508/7A, 508/7B, 508/7C, 508/7D, 508/7E, 508/7F, 508/7G, 508/7H, 508/7I, 508/8A, 508/8B1, 508/8B2, 508/11A, 508/11B, 508/21A, 508/28, 508/36B, 508/36C1, 508/36C2, 508/38A1, 508/45, 508/48, 575/2A2A1, 575/2A2A2, 575/2A2A3, 575/2A2B1, 575/2A2B2, 575/2A2B3, 575/2A3, 575/2B, 575/2C, 575/3B1, 575/4A, 575/4B, 575/4C, 575/5A, 575/5B, 575/6A, 575/6B, 575/6C, 575/7A1, 575/7A2, 575/7B, 575/7C, 575/7D, 575/8A1, 575/8A2, 575/8A3, 575/8B1, 575/8B2, 575/9A, 575/9B1, 575/9B2, 575/9B3, 575/9C1, 575/10A1, 575/10A2, 575/10B, 575/10C,

575/10D1, 575/10D2, 575/10E, 575/10F, 575/10G, 575/12A, 575/12B, 575/12C, 575/13A, 575/13B, 575/13C, 575/13D, 575/13E1, 575/13E2, 575/13F, 575/14A, 575/14B, 575/14C, 575/15, 575/16, 575/17, 575/18, 575/19, 575/20, 575/21, 575/22, 575/23, 575/24, 575/25, 579/1, 579/2, 580, 581/1, 581/2, 581/3, 581/4, 581/5, 724/3 & 724/5 of Sholinganallur-1 village, Sholinganallur taluk, Chennai district, within the limits of Greater Chennai Corporation. - Applied by **M/s. CASAGRAND VIVAACE PRIVATE LIMITED** - Approved and forwarded to local body for issue of building license – Regarding.

- Ref :
- 1) Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/0500/2023, dated 11.07.2023.
 - 2) Minutes of the 273rd MSB Panel meeting held on 17.11.2023.
 - 3) Minutes of Grid of Road Committee held on 12.10.2023. (Minutes signed on 28.11.2023)
 - 4) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767562; Dated 12.07.2023.
 - 5) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767580; Dated 12.07.2023.
 - 6) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767582; Dated 12.07.2023.
 - 7) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767586; Dated 12.07.2023.
 - 8) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767590; Dated 12.07.2023.
 - 9) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767591; Dated 12.07.2023.
 - 10) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767592; Dated 12.07.2023.
 - 11) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767595; Dated 12.07.2023.
 - 12) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767598; Dated 12.07.2023.
 - 13) AAI NOC issued by AAI in letter No. CHEN/SOUTH/B/070623/767600; Dated 12.07.2023.
 - 14) DF&RS NOC in R. Dis. No. 12461/C1/2023, PP NOC No.141/2023 dated 07.09.2023
 - 15) WRD from inundation point of view issued in Letter No. DB/T5(3)/F-6209 Sholinganallur -1 village 10530 /2022; dated 27.12.2023
 - 16) Government letter (Ms.) No. 85 H & UD-I) Department; dated 14.03.2024.
 - 17) Environmental clearance issued by Ministry of Environment , Forest and Climate change in letter NO. SEIAA-TN/F.No.10184/2023/8(b)/EC No.1020/2024; Dated 20.03.2024.
 - 18) Concurrence received from TANGEDCO in letter No.SE/CEDC/S-II/EE/C(NI)/F.M/S.CASA GRAND VIVAACE/D.454/24; Dated 25.03.2024.

- 19) Applicant letter dated 25.03.2024, enclosing revised plan
- 20) T.O. DC advice letter dated 10.04.2024
- 21) Applicant letter dated 08.04.2024, enclosing Gift Deed for OSR & Grid of Road.
- 22) Applicant letter dated 12.04.2024, enclosing Bank Guarantee in lieu of payment of Security deposit for Building, Security deposit for display board and Security deposit for STP.
- 23) Applicant letter dated 15.04.2024, enclosing Revised plan
- 24) U.O note NO.TDR/4773/2024; Dated 16.04.2024 enclosing registered Gift deed Document No.3442/2024; Dated 13.04.2024 in SRO Neelankarai and furnished Land Delivery receipt Dated 16.04.2024
- 25) U.O note NO.TDR/4774/2024; Dated 16.04.2024 enclosing registered Gift deed Document No.3443/2024; Dated 13.04.2024 in SRO Neelankarai and furnished Land Delivery receipt Dated 16.04.2024
- 26) Revised DF&RS NOC in R. Dis. No. 4805/C1/2024, R. Dis. No. 5226/C1/2024; PP NOC No.56/2024 ; dated 15.04.2024
- 27) Applicant letter dated 15.04.2024, enclosing receipt towards payment of Development charges and other charges
- 28) Structural design Drawings & Report vetted by Anna University vide letter dated: 07.03.2024

The Planning Permission for the Proposed construction of High Rise Group development consisting of combined extended basement floor (block 4 to 18) with **Block 1:** Ground floor + 1st Floor + 2nd floor (part) Row Houses Villa (4 Dwelling Unit), **Block 2:** Ground floor + 1st Floor + 2nd floor (part) Row Houses Villa (4 Dwelling Unit), **Block 3:** Ground floor + 1st Floor + 2nd floor (part) Row Houses Villa (14 Dwelling Unit), **Block 4:** Ground floor + 9 Floor (138 Dwelling Unit), **Block 5:** Ground floor + 8 Floor (36 Dwelling Unit), **Block 6 :** Ground floor + 9 Floor (117 Dwelling Unit), **Block 7 :** Ground floor + 9 Floor (209 Dwelling Unit), **Block 8 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block 9 :** Ground floor + 9 Floor (120 Dwelling Unit), **Block 10 :** Ground floor + 9 Floor (150 Dwelling Unit), **Block 11 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block12 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block 13 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block 14 :** Ground floor + 9 Floor (140 Dwelling Unit), **Block 15:** Ground floor + 8 Floor (36 Dwelling Unit), **Block 16 :** Ground floor + 9 Floor (170 Dwelling Unit), **Block 17 : CLUB HOUSE-1 :** Ground floor + 3 Floor **Block 18 : CLUB HOUSE-2 :** Ground floor + 5 Floor & 2 Nos of Open Swimming Pool Totally 1818 dwelling units, comprised in survey Nos: 508/4A, 508/4B, 508/6A1, 508/6A2, 508/6B, 508/6C, 508/6D, 508/7A, 508/7B, 508/7C, 508/7D, 508/7E, 508/7F, 508/7G, 508/7H, 508/7I, 508/8A, 508/8B1, 508/8B2, 508/11A, 508/11B, 508/21A, 508/28, 508/36B, 508/36C1, 508/36C2, 508/38A1, 508/45, 508/48, 575/2A2A1, 575/2A2A2, 575/2A2A3, 575/2A2B1, 575/2A2B2, 575/2A2B3, 575/2A3,

575/2B, 575/2C, 575/3B1, 575/4A, 575/4B, 575/4C, 575/5A, 575/5B, 575/6A, 575/6B, 575/6C, 575/7A1, 575/7A2, 575/7B, 575/7C, 575/7D, 575/8A1, 575/8A2, 575/8A3, 575/8B1, 575/8B2, 575/9A, 575/9B1, 575/9B2, 575/9B3, 575/9C1, 575/10A1, 575/10A2, 575/10B, 575/10C, 575/10D1, 575/10D2, 575/10E, 575/10F, 575/10G, 575/12A, 575/12B, 575/12C, 575/13A, 575/13B, 575/13C, 575/13D, 575/13E1, 575/13E2, 575/13F, 575/14A, 575/14B, 575/14C, 575/15, 575/16, 575/17, 575/18, 575/19, 575/20, 575/21, 575/22, 575/23, 575/24, 575/25, 579/1, 579/2, 580, 581/1, 581/2, 581/3, 581/4, 581/5, 724/3 & 724/5 of Sholinganallur-1 village, Sholinganallur taluk, Chennai district, within the limits of Greater Chennai Corporation has been examined and Planning Permission is issued based on the Government approval accorded in the reference 16th cited, subject to the usual conditions put forth by CMDA in reference 20th cited, including compliance of conditions imposed by the Government agencies in the reference 4th to 15th, 17th, 18th, 26th cited.

2. The applicant in the reference 27th cited has remitted the following charges through online payment in UTR No.RICICR42024041200540998 Dated 12.04.2024 and UTR No.MMT-IMPS/410819807370/OXN127966269 Dated 17.04.2024 and also obtained CMDA receipt No. B0025392, dated 15.04.2024:

i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	₹.49,50,000/- (Rupees Forty Nine Lakh and Fifty Thousand only)
ii)	Balance Scrutiny Fee	₹.5,50,000/- (Rupees Five Lakh and Fifty Thousand only)
iii)	Regularization charges	₹.1,19,60,000/- (Rupees One Crore Nineteen Lakh and Sixty Thousand only)
iv)	OSR Charges	NIL
v)	Security Deposit for Building – Furnished Bank Guarantee	₹.6,51,00,000/- (Rupees Six Crore Fifty one Lakh only)
vi)	Security Deposit for Display Board- Furnished Bank Guarantee	₹.10,000/- (Rupees Ten Thousand only)
vii)	Security Deposit for STP - Furnished Bank Guarantee	₹.18,25,000/- (Rupees Eighteen Lakh and Twenty Five Thousand only)
viii)	Infrastructure & Amenities Charges	₹.9,93,25,000/- (Rupees Nine Crore Ninety Three Lakh and Twenty Five Thousand only)
ix)	Premium FSI Charges	₹.22,77,75,000/- (Rupees Twenty Two

		Crore Seventy Seven Lakh and Seventy Five Thousand only)
x)	Shelter charges	₹.8,11,50,000/- -(Rupees Eight Crore Eleven Lakh and Fifty Thousand only)
xi)	Flag Day Fee.	₹.500/- (Rupees Five hundred only)

3. The applicant has furnished the Bank Guarantee towards (i) Security Deposit for building Rs. 6,51,00,000/- (Rupees Six Crore Fifty one Lakh only), (ii) Security Deposit for Display Board Rs.10,000/- (Rupees Ten Thousand only), (iii) Security Deposit for STP Rs.2,62,50,000/- (Rupees Two Crore Sixty-Two Lakhs and Fifty Thousand Only). Totally **Rs.6,69,35,000/-** (Rupees Six Crore Sixty Nine Lakh and Thirty Five Thousand Only). The same has been sent to Finance Division to keep it safe custody and also to keep it alive till the completion of construction, vide U.O note dated 15.4.2024.

4. The applicant has reserved OSR area measuring an extent of 11,699.90 Sq.m. and registered through a gift deed document No. 3443/2024 dated 13.04.2024 and also reserved Grid of Road area measuring an extent of 2984.47 Sq.m. and registered through a gift deed document No. 3442/2024 dated 13.04.2024.

5. The Promoter has to submit the necessary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of TNCD&BR and enforcement action will be taken against such development.

6. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

In this regard, the applicant has furnished the Structural design Drawings & Report vetted by Anna University as in the reference 28th cited.

7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

8. The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

9. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

10. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

11. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water hearing system installed before they are utilized for business or other activity.

The capacity of solar water assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

12. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate.

13. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, 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 Regulatory Authority.

14. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

15. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

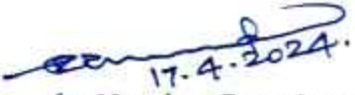
16. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.

17. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

18. Two sets plan for the proposed development is approved and numbered as **PP/HRB/04/2024/S-1 to S-65 ; dated 17.04.2024** in Planning Permit No. **15612** are sent herewith. The Planning Permit is valid for the period from **17.04.2024 to 16.04.2032**.

19. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation, for issue of Building Permit under the Local Body Act.

Yours faithfully


17.4.2024.
for **Member Secretary**

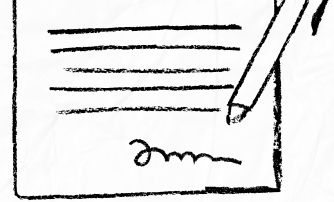
Encl :

1. Two copies of Approved Plan
2. Two copies of Planning Permission

Copy to:

1. M/s. CASA GRAND VIVAACE PRIVATE LIMITED
Door No.111, Plot NO.59,
NPL Devi building,
L.B. Road, Thiruvanmiyur,
Chennai – 600041.
2. **The Deputy Planner,**
Enforcement Cell (South),
CMDA, Chennai 600008.
(With one set of approved plans)
3. **The Director of Fire & Rescue Service**
No.1, Greams Road, Chennai-600 006.
(With one set of approved plans)

4. **The Additional Commissioner of Police (Traffic)**
Greater Chennai,
Vepery, Chennai – 600007.
5. **The Chief Engineer**
TNEB, Chennai – 600002.
6. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai – 600034.
7. **The Chairperson**
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.
(With one set of approved plans)
8. **Thiru. Lenin K.P, B.Arch.,**
RA/Gr.I/19/03/072
No. 12A, Roomscape, "The village", Pillayar koil street,
Thalambur, Chennai - 600130
9. **Thiru. Suresh J , M.E. (Structural),**
S.E/GR.I/19/02/003
Plot No. 555, VGP layout, Mullai street,
Uthandi, Chennai 600119
10. **Dr. Manoj kumar G, M.E.,Ph.D.,**
GTE/19/03/012
No. 15, 2nd Floor, Murphy Das street, Dr. Seethapathy Nagar,
Velachery, Chennai 600042
11. **Thiru. Mangalaraj. R, B.E**
CE/19/05/267
Construction Engineer,
No.N1, Ultra symphony,
Mellakkaiyur, Chennai - 600124



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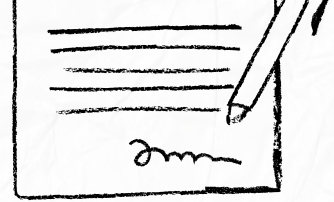
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