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1924 - 2023

**DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/031423/2023**

From:
Thiru.G.Raghul Kumar, M.E,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
Executive Engineer,
Kalavakkam Village,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject:

Non High Rise Building – Additional Residential Building - District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur Taluk, Thiruporur Town Panchayat– Kalavakkam Village– Survey No. 240/13,15A and 240/15B with a Site Area of 53400 sq.m (As per Patta) - FSI Area of 50876.62 sq.m has been Already approved – Now Proposed Additional construction of 3 Blocks with Additional FSI Area: 56041.36 Sq.m – Total Already approved and Proposed FSI Area:106917.98 Sq.m (524 Dwellings) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

- Reference:
1. Applicant **M/s.Casa Grande Grace Private Limited**, Online Application Reference No. SWP/BPA/0031423/2023, Dated: 07.10.2023.
 2. Assistant Director / Member Secretary, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0031423/2022, Dated:25.10.2023.
 3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 01.02.2024.
 4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021

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7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
16. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
17. G.O. No.19, Housing and Urban Development Department, Dated: 02.03.2022. (Tamil Nadu Town and Country Planning Act 2022 (Tamil Nadu Act 12, of 2022).
18. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit, Premium FSI charges and Shelter fund charges respectively dated.07.02.2024
19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit, Premium FSI charges and Shelter Fund charges received from the applicant respectively on 07.10.2023,16.02.2024.
20. Resolution No.03, of 185th Mamallapuram Local Planning Authority, Dated :07.03.2024.
21. Director of Town and Country Planning, Technical Concurrence vide Roc No.16470/2022/Splcell,Dated:01.09.2022. (Technical Concurrence No.322/2022)
22. Joint Director/ Member Secretary (i/c),Mamallapuram LPA, Chengalpattu District Town and Country Planning office, Planning permission vide Roc No.2662/2022/MIpa (CD-5), Dated:10.10.2022.(P.P.No.64/2022)

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Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application was forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by Director of Town and Country Planning, Chennai vide reference 3rd cited above for **Additional Residential Building** at Chengalpattu District – Thiruporur Taluk, Thiruporur Town Panchayat– Kalavakkam Village – Survey No. 240/13,15A and 240/15B with a Site Area of 53400 sq.m (As per Patta) - FSI Area of 50876.62 sq.m has been Already approved – Now Proposed Additional construction of 3 Blocks with Additional FSI Area: 56041.36 Sq.m – Total Already approved and Proposed FSI Area:106917.98 Sq.m (524 Dwellings) – Technical Clearance number is assigned as **B.P/DTCP No.55/2024**.

As per 185th of Mamallapuram Local Planning Authority Meeting Resolution No.03, vide 20 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as “A1 to A20”

The area statement for the Proposed Non High Rise Residential building is as below

Site Extent - 53400.00 Sq.m (As per patta)

Gifted Road area – 369.85 sq.m

Net Site area – 53030.15 sq.m

S.no	Floor Name	FSI area in sq.m		Non- FSI area in sq.m	Total Build-up area	No.of dwelling units
		Residential	Club House			
1.	Basement – Block-3	-	-	3952.08	3952.08	-
	Basement – Block 5&5 (Pump room)	441.26	-	13212.91	13654.17	-
	OWC area	40.00	-	-	40.00	-
2.	Block -3					
	Ground Floor	2015.30	-	10.32	2025.62	19
	1 st Floor	2042.62	-	-	2042.62	21
	2 nd Floor	2070.99	-	-	2070.99	21
	3 rd Floor	2070.99	-	-	2070.99	21
	4 th Floor	2070.99	-	-	2070.99	21
	5 th Floor	2070.99	-	-	2070.99	21
	Head room	-	-	53.50	53.50	-
	Total area	12341.88	-	63.82	12405.70	124

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3.	Block – 4					
	Ground Floor	3614.54	261.45	7.52	3883.51	33
	1 st Floor	3593.75	220.87	-	3814.62	35
	2 nd Floor	3594.10	261.46	-	3855.56	35
	3 rd Floor	3594.10	-	-	3594.10	35
	4 th Floor	3594.10	261.47	-	3855.57	35
	5 th Floor	3594.10	261.47	-	3855.57	35
	Head room	-	-	-	123.97	-
	Total area	21584.69	1266.72	131.49	22982.90	208
4.	Ground Floor	3476.35	-	6.17	3482.52	32
	1 st Floor	3355.70	-		3355.70	32
	2 nd Floor	3383.69	-		3383.69	32
	3 rd Floor	3383.69	-		3383.69	32
	4 th Floor	3383.69	-		3383.69	32
	5 th Floor	3383.69	-		3383.69	32
	Head room	-	-	89.15	89.15	-
	Total area	20366.81	-	95.32	20462.13	192
5.	Security cabin	-	-	5.79	5.79	-
	Total		56041.36	17461.41	73502.77	524

Already Approved FSI Area: 50876.62 sq.m (671 Dwelling Units)

Proposed FSI Area : 56041.36 sq.m (524 Dwelling Units)

Total FSI Area : 106917.98sq.m (1195 Dwelling Units)

OSR land 5347.15Sqm already handed over to local body vide gift deed document

No.20754/2022, Dated: 17.09.2022.

1. With the above area, the Planning Permission is given to the proposed Additional Residential building. As per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Additional Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.23/2024**.
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **11.03.2024** to **10.03.2032** vide reference Government order 17th cited above.
3. The Proposed Additional Residential Building placed in 185th MLPA Meeting and got Resolution for Planning Permission vide reference letter 21th cited above.
4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

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5. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

SPECIAL CONDITIONS:

- 1) Environmental Clearance is to be obtained before commencement of construction for the proposed additional blocks of 3 to 5.
- 2) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
- 3) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 4) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 5) Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local bodies Act. Planning Permissions is issued subject to the condition that the applicant / developer and also the architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
- 6) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 7) The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

- 8) The provisions in the G.O.(Ms). No.17; Housing and Urban Development (UD4)(3) Department dated; 05.02.2016 relating to installation and use of solar energy system should be followed.

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- 9) Electrical Transformer room should be constructed as per the rule 46 of TNCDDB rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed residential building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and WaterSupply, Dated:04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.
12. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

1. Scrutiny Fee Charge:Rs.2,27,193/- Payment Receipt 2023100731423, Transaction ID 3499052021519, Date.07.10.2023 and Rs.9,500/- , SBI Collect Reference no. DUM2587697, dated.16.02.2024.
2. Centage Charge for Building: Rs.53,000/- Payment Receipt 2024021631423, Transaction ID 6454041169027, Date. 16.02.2024.

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3. Infrastructure and Amenities Charges: **Rs.2,10,37,500/-** Payment Receipt 2024021631423, Transaction ID 6454041169027, Date. 16.02.2024.
4. Completion Certificate: **Rs.8,63,731/-** Payment Receipt 2024021631423, Transaction ID 6454041169027, Date. 16.02.2024.
5. Security Deposit: **Rs.1,05,18,750/-** ICICI Bank, Bank Guarantee No.0350NDDG00008324, Issuance date.14.02.2024.
6. Display Board Charges: **Rs.1,500/-** Payment Receipt 2024021631423, Transaction ID 6454041169027, Date. 16.02.2024.
7. Shelter fund Charges : **Rs.18,04,285/-** Payment Receipt 2024021631423, Transaction ID 6454041169027, Date. 16.02.2024.
8. Premium FSI Chargess : **Rs.1,82,251/-** Payment Receipt 2024021631423, Transaction ID 6454041169027, Date. 16.02.2024.
9. Development Charges for Building: **Rs.9,63,000/-** Payment Receipt 2024021631423, Transaction ID 6454041169027, Date. 16.02.2024.

Assistant Director/Member Secretary
District Town and Country Planning Office,
Mamallapuram Local Planning Authority,
Chengalpattu District.

Encl:

Drawing no of sheets: 1 to 20

Copy:-

1. **M/s. Casa Grande Grace Private Limited,**
111/59, LB Road, Thiruvanniyur,
Velachery, Chennai – 600 041.
Ph.No. 9500070392

Email Id. sakar@casagrand.co.in.

2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008

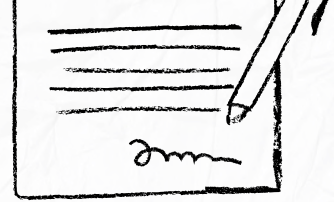
Signature valid

Signed by: Assistant Director
Location: Chengalpattu
Date: 2024.03.11 17:15:27



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our services doesn't just end there



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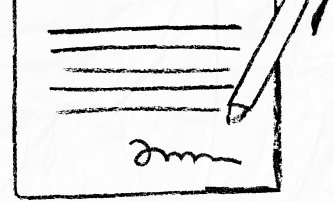
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