Project X-Ray

Casa Grand Athens, Ambattur

Buyer decision report · 11 November 2026 · TNRERA TN/02/Building/0423/2020

Worth a visit for a high-floor 2BHK; wait before committing money. The filing supports a small, useful shortlist. It does not prove that Block 3 is ready to occupy today. First obtain current completion documents, check the seller's right to sell and any bank claim, and inspect the actual flat. The two cash records also need an explanation (page 4).

The June 2025 report lists **950 of 953 flats as booked**, with only the three below marked unbooked. This is an old booking record, not today's availability or proof of completed sales. All three are in **Block 3, with two bedrooms, two bathrooms and one covered parking space recorded**. [Q1–24; S23–24]

Filed detail	H1302	G1405	J1402
Tower / floor	A / 13th	A / 14th (top)	B / 14th (top)
Carpet area	63.36 sq m 682.0 sq ft	68.70 sq m 739.5 sq ft	68.70 sq m 739.5 sq ft
Separate balcony	2.87 sq m 30.9 sq ft	3.22 sq m 34.7 sq ft	3.22 sq m 34.7 sq ft
Filed total area*	105.00 sq m 1,130.2 sq ft	111.99 sq m 1,205.5 sq ft	112.31 sq m 1,208.9 sq ft
Land share (UDS)	25.75 sq m	27.47 sq m	27.54 sq m

1. Start with H1302 if a smaller home suits you. It is one floor below the top, making it the first candidate if you want to avoid rooms directly below the terrace; confirm what is above its rooms on the plans. It could cost less if the quoted rates and extras are alike. The compromise is about **57.5 sq ft less carpet**, and it still depends heavily on lifts.

2. Inspect G1405 next if you want more internal space. It has 8.4% more carpet than H1302, in the same tower. The compromise is the top floor: check roof insulation, waterproofing, terrace access and equipment overhead. More carpet does not prove better room proportions.

3. Keep J1402 as an equally credible larger alternative. It has the same carpet and balcony as G1405, in Tower B. Prefer it if its actual layout, surroundings or all-inclusive quote suit you better. Its slightly larger filed total adds no carpet space; it carries the same top-floor checks.

Inspect before choosing: no floor plans are supplied, so entrance direction, Vastu fit, room dimensions, sunlight, ventilation and views cannot be ranked. Visit in daylight and late afternoon. Check furniture fit, window privacy, kitchen exhaust, clothes drying, noise and step-free access. See whether windows open to outside air or a narrow internal ventilation shaft. If climbing many floors during a lift outage is unsuitable, seek a lower-floor option.

*Carpet includes internal partition walls; it excludes the balcony and common areas. Filed total includes a share of common areas and is not proof of the area a builder will charge on. UDS means the undivided share of land to be conveyed with the flat. Areas: statement dated 06.11.2020, S23 row 891 and S24 rows 922/933; booking status: Q22 row 859 and Q24 rows 922/933. Conversion: 1 sq m = 10.76391 sq ft. Source key is on page 5.

What you will own and share

This is a **953-home development on Plot B, beside Vanagaram Main Road, Ambattur, Chennai 600058**. The approvals describe three blocks with residential floors up to the 14th, a combined basement for Blocks 1–2, an extended basement for Block 3 and podium areas (raised shared decks). The clubhouse occupies Block 1 from ground to sixth floor plus part of the seventh; two swimming pools are approved at podium level. [A1–2,9; R]

Building	Flat-number groups in the area schedule	Homes
Block 1 / Tower A	A	84
Block 1 / Tower C	D, E, F	209
Block 2	B, C	154
Block 3 / Tower A	G, H	194
Block 3 / Tower B	J; K positions 01–03 on each floor	126
Block 3 / Tower C	K positions 04–10; L	186

Building names and counts, not a site plan. The K flats cross two tower labels; do not use the first letter alone to identify a tower. [S1–25]

The schedule spans **5 one-bedroom, 558 two-bedroom, 348 three-bedroom and 42 four-bedroom homes**. The remaining filed choices are all 2BHKs on the top two floors. If you need a larger family home or a low floor, ask about a separately verified resale or released booking; this filing identifies no unbooked option for that need. [S1–25; Q2–24]

Parking and open land need clear rights

The schedule prints **766 residential covered parking spaces for 953 homes**, plus 77 visitor spaces (36 covered, 41 open) and 45 clubhouse spaces. That is not proof that every flat gets a bay, or that visitor spaces can be allocated to residents. Each shortlisted row records one covered space, but gives no bay number or access layout. Put the actual bay and its permitted use in the agreement. [S23–25]

The land summary totals **32,636.68 sq m**: 28,056.77 sq m of flat land shares, 3,281.68 sq m of open-space land labelled gifted, 248.23 sq m of gifted road land and 1,050 sq m for the electricity substation. Do not treat the full land total as a private residents' garden. Ask who owns and maintains each part and how residents can use it. [S25; A2,5]

Shared amenities bring a shared running cost

The filed photographs show painted towers, a pool, play equipment and a turf court, but also unfinished surroundings near parts of Block 3. These are photographs in a June 2025 report, not evidence that every facility now operates. For a Block 3 purchase, confirm clubhouse and pool access, safe walking routes, opening dates and who pays for upkeep. Get the monthly maintenance budget, one-time maintenance deposit and residents' association handover plan. [Q27–33]

The approval calls the scheme **“residential cum commercial”**, while describing the homes and clubhouse. No supplied drawing locates a separate commercial use. Ask for the approved use and location of any such space, its access route and whether it shares residential facilities. [A1–2,9]

Resolve completion and ownership first

The supplied dates have passed; today's legal and physical status is unverified. This does not by itself prove unlawful occupation or that no later approval exists. No renewal, completion certificate or occupancy document is supplied.

Record	Date shown in the filing
Blocks 1–2 completion target	26 January 2025, extended from 26 January 2024 [R; Q1]
Block 3 completion target	4 November 2025 [R; Q1]
CMDA planning permission validity	Until 4 November 2025 [A5,7]
Chennai Corporation building permit validity	Until 9 November 2025 [A10]

The June 2025 progress report states 98% overall physical completion. Its tower table labels finishing work “in progress”: 100% for Blocks 1–2 and the clubhouse, 98% for Block 3 Tower A, and 96% for Towers B/C. These old percentages do not establish safe handover or justify a price premium for G1405 over J1402. Obtain the authority-issued completion documents covering **your Block 3 tower and shared facilities**, any occupancy permission required, current TNRERA status and any extension orders. [Q25–26]

Check who can transfer the flat and its land share

The approvals identify Casagrand Magick Rufy Pvt Ltd as acting under a **power of attorney for V. Gurusamy Naidu & Co Pvt Ltd**. That means permission to act for the landowner; it is not itself proof of the ownership history or the right to sell this particular flat. CMDA expressly says its permission does not confirm ownership. Have your property lawyer check the title deeds, registered power of attorney, development/sale rights and land records against Plot B's survey numbers. [A1,4,6,9–10]

Obtain a current **encumbrance certificate**, which lists registered transactions and charges found for the searched property and period. It does not guarantee that all loans, disputes or claims are absent. The lawyer should set the search period and check the full ownership history rather than rely on a fixed short period.

Land identity for your lawyer: Plot B, Ambattur Village; present Town Survey Nos. 1, 2/2, 2/3 and 3 part, Blocks 67 and 68. The Corporation permit uses Kathiresan Street; CMDA uses Vanagaram Main Road. Match the deeds to the survey identity, not only the project name. [A1,9–10]

A project bank account does not settle loan claims

ICICI appears as the project-account bank and issuer of a security guarantee. The supplied pages do not establish whether a loan is secured against the land or your flat. **If a lender has such security, it may have a claim over the property for unpaid debt.** Before payment, obtain the lender's written consent for the named flat and land share, its payment conditions, and the documents that remove its claim as the sale completes. A general builder assurance does not replace this protection. [A3; Q34–62]

The court condition needs an answer, not an assumption

The planning permission under the 2019 building rules says that the outcome of **W.P. (MD) 8948/2019 and WMP (MD) 6912/6913 of 2019** will apply to it. The case papers and later orders are missing, so the precise challenge and its result cannot be established here. Obtain the latest court order and a written legal explanation of whether it changes this project's permission or your purchase. The old condition alone does not establish a present ban on sale. [A5, condition 19]

Price, money and everyday reliability

No usable agreement-price comparisons are supplied

All 98 PDF pages were reviewed: approvals and fees (A1–11), the area/parking schedule (S1–25), and the quarterly report with booking rows, progress, photos and bank statements (Q1–62). **No chartered-accountant certificate or flat-by-flat agreed sale amounts are present.** The booking rows contain Yes/No status, not sale amounts; the bank attachment records account transfers, not flat-linked agreements. No filed price supports a valuation or a “bargain” label for any shortlisted flat.

Get written quotes with the same inclusions. Compare the complete payable amount and divide it by **682.0 sq ft for H1302 or 739.5 sq ft for G1405/J1402** to compare cost per carpet sq ft. The larger homes provide 8.4% more carpet; decide whether their extra rupee cost buys useful room space. G1405 and J1402 have identical carpet, so compare their total cost directly. Ask separately about taxes, registration, parking, floor charges, clubhouse fees, maintenance deposits and payment/refund terms.

The two cash records need an explanation

What the record reports	Amount
Collected and deposited since account opening [Q1]	Rs 5,37,99,71,734 (Rs 538.00 crore)
Withdrawn since account opening [Q1]	Rs 5,29,23,58,520 (Rs 529.24 crore)
Arithmetic difference of those two figures	Rs 8,76,13,214 (Rs 8.76 crore)
Same account's closing balance on 30 June 2025 [Q34,62]	Rs 16,92,779.03 (Rs 16.93 lakh)

The Rs 8.76 crore difference **cannot be described as cash retained**: the attached statement closes at Rs 16.93 lakh and shows frequent transfers between accounts. Ask for a signed explanation matching the figures to bank records, current project-account balances and how the remaining work will be paid for. This mismatch needs explanation; it does not alone prove misuse or inability to finish. The 98.37% withdrawal share calculated from the cover figures does not show whether spending matches the reported 98% physical progress.

Q25 gives anticipated project cost of Rs 53,610.39 lakh (Rs 536.1039 crore), not an agreement value or proof of actual expenditure. Collections divided by 950 bookings would mix home types and partial payments, so it is not used as a flat price. A3 also records a Rs 2,91,95,000 bank guarantee for building, sewage-treatment plant and display-board security, valid to 21 October 2025; ask whether it was renewed or formally discharged. It is not a buyer refund guarantee.

Water, drainage and power affect both comfort and cost

The approval says municipal supply **may be possible** for drinking/cooking, at 100 litres per person per day for five people per dwelling, subject to applications and approvals. It is not proof of a live connection; other uses need alternative arrangements. Verify actual water sources, quality, tanker dependence, sewage treatment and running costs. [A3]

Before a completion certificate, the permission requires a **culvert (a crossing over the water channel)** using the Public Works Department (PWD) design, plus PWD confirmation that its conditions were met. It also requires transfer of the 1,050 sq m substation land and reservation of one-third of open terrace for solar panels. Obtain proof and inspect basement ramps, drains and pumps after rain. This condition does not prove flooding. On these high floors, test lift backup, water pressure and the emergency route down. [A5, conditions 12,14–16]

Questions you can send the builder

Please answer for the exact flat, tower and shared facilities, and attach the documents below. A sales email or a dated status letter cannot replace an authority's completion certificate.

1. Which of H1302, G1405 and J1402 can I buy now? Send an itemised all-inclusive quote for each available flat, the draft agreement, payment dates, refund/cancellation terms, possession date and what happens if handover is late.

2. Is my Block 3 tower authorised and ready for occupation? Send its completion certificate, any required occupancy permission, current TNRERA status and extension/renewal orders. Identify unfinished work and show the current fire, lift and service approvals needed for use. Confirm which shared facilities are covered and operating.

3. Who owns the land, and who has the right to sell my flat? Send ownership deeds, the registered power of attorney, agreements allowing Casagrand to build and sell, land records and a current encumbrance certificate for my lawyer. List loans for which the land or my flat was used as security. If any exist, attach the bank's consent naming my flat and land share, stating how and when it will remove its claim, what must be paid and to whom. Confirm my land-share (UDS) amount and registration date.

4. What happened to the court case named in the permission? Send the latest order for W.P. (MD) 8948/2019 and WMP (MD) 6912/6913 of 2019, with your lawyer's explanation of any effect on this approval or sale. If it is still pending, send its current status and any court directions in force.

5. Can I inspect the exact flat with the approved plans? Match H1302 to schedule label A11, G1405 to A05, or J1402 to B1-02. Send the floor, floor-above and roof plans with north direction, doors, windows, shafts, lifts and equipment marked. Identify my covered parking bay and show it in the agreement. Provide roof insulation/waterproofing details for a top-floor offer.

6. What services and shared facilities will I receive? Send PWD's certificate confirming its conditions were met and proof the required channel crossing was built. Confirm actual water sources, sewage treatment, substation land transfer and solar provision. State which lifts run on backup power and what works inside my flat. Mark gifted open land, clubhouse, pools and any commercial space on a plan. Confirm residents' use rights, maintenance charges, one-time maintenance deposit and association handover.

7. Please explain why the cash figures differ and how unfinished work will be paid for. The June 2025 cover figures differ by Rs 8.76 crore, but the attached bank statement closes at Rs 16.93 lakh. Send a signed explanation, current project-account statements and the cost and funding of remaining work. Show whether the old security guarantee was extended or formally released by the authority.

8. Please confirm the latest areas and land-share registrations in writing. In June 2025, 396 booked homes still lacked registered land shares, including 263 in Block 3. Explain the outstanding registrations. The old area totals also differ; send a signed statement of the carpet, balcony, total area and land share that will appear in my agreement.

Area reconciliation: S25 prints 114,403.45 sq m total flat area. Less the three unbooked totals (329.30 sq m) gives 114,074.15 sq m, whereas Q1 reports 114,147.99 sq m booked: a 73.84 sq m difference. Do not use this aggregate to change an individual flat's area. Block 3 land-share registrations: 240/506 (47.4%); Blocks 1/2: 197/293 (67.2%) and 117/154 (76.0%). These are filed statuses, not explanations for delay. [Q2–24]

Sources (PDF page numbers): **A** = filing/documents/0.pdf, 11 pages: CMDA letter C3(N)/1215/2019 dated 05.11.2020, permit 13239 / C/PP/MSB/37 (S-1 to S-31)/2020, and GCC permit CEBA/WDCN07/00415/2020 dated 10.11.2020. **S** = filing/documents/1.pdf, 25 pages: CG Athens carpet area statement dated 06.11.2020. **Q** = filing/documents/2.pdf, 62 pages: quarter ending June 2025; bank attachment covers 01.07.2024–30.06.2025, downloaded 02.07.2025. **R** = filing/records/listing.html, row 423. The supplied record was captured on 11.11.2026; its project progress still stops at June 2025. No current site inspection, full title papers, approved plan sheets or later court orders were supplied.