PP APPROVAL RECORD

Planning Permission

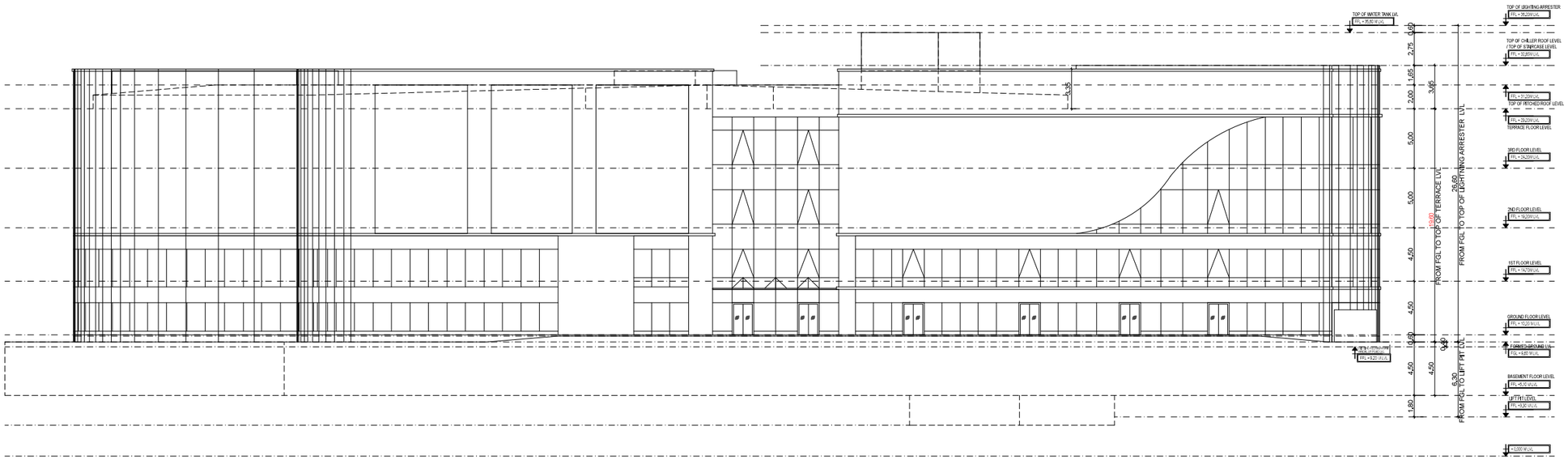
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

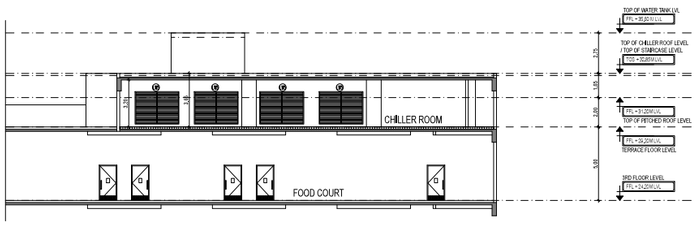
ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

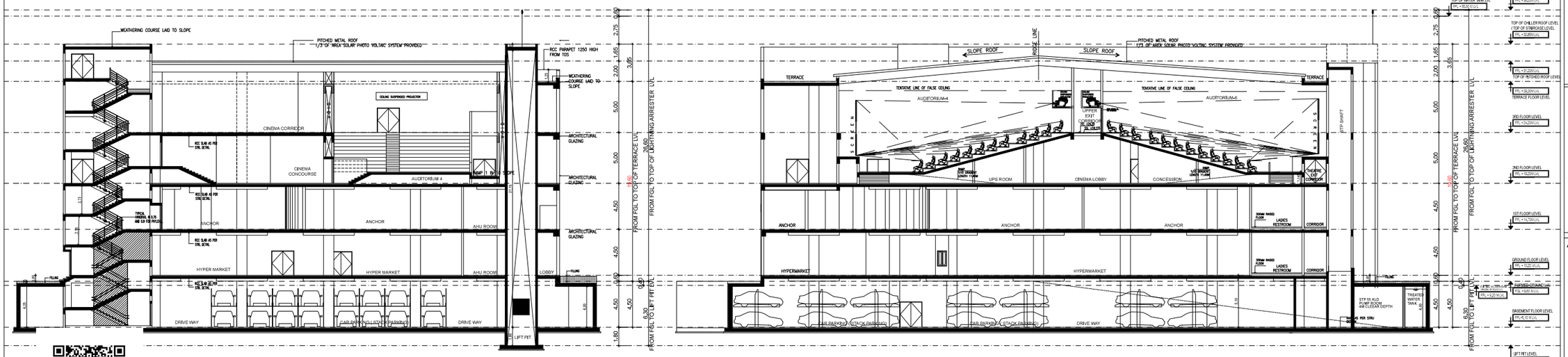
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



FRONT ELEVATION



PART SECTION - CC



SECTION - BB

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE COMMERCIAL BUILDING CONSIST OF BASEMENT + GROUND + 3 UPPER FLOORS COMPRISED IN SURVEY No: 107B, 108/1, 109/3, 109/5, 111/1A1 & 111/1B1 OF MELAKOTTAIYUR VILLAGE, VANDALUR TALUK, CHENGALPET DISTRICT.

MATERIAL SPECIFICATION FOR PROPOSED WORK

1. FOUNDATION IN P.C.C 1:5:10 OVER SAND FILLING
2. BASEMENT WITH RCC M25 MIX & RCC M25 MIX COLUMNS
3. SUPER STRUCTURE IN BLOCK WORK
4. FOUNDATION WITH R.C.C COLUMNS M25 MIX
5. FLOORING USING CEMENT CONCRETE IN UTILITY AREA
6. VACUUM DEWATERING FLOORING IN BASEMENT
7. INTERNAL PLASTERING OF 12mm THK. C.M. 1:3AND EXTERNAL PLASTERING OF 18mm THK. C.M 1:6
8. RCC ROOF SLAB AND BEAMS OF M25 WITH REQUIRED DEPTH.
9. RCC LINTEL OF M25 WITH REQUIRED DEPTH
10. WEATHERING COURSE PROVIDED OVER ROOF SLAB
11. JOINERY – UPVC/ALUMINIUM GLAZED WINDOWS, VENTILATORS AND DOORS

SECTION & ELEVATION

ORIENTATION	REFERENCE
	PROPOSED
	BOUNDARY
	ROAD

NOTE:

ALL DIMENSIONS ARE IN METERS

OWNER'S SIGNATURE :

For CASAGRAND MAGNUM PRIVATE LIMITED

Authorised Signatory

STRUCTURAL ENGINEER'S SIGNATURE :

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/GR-I/19/02/003
Reg. No. KSE/UKSE2019
Reg. No. CGLKGDU/SE/GR-I/2019/06/012

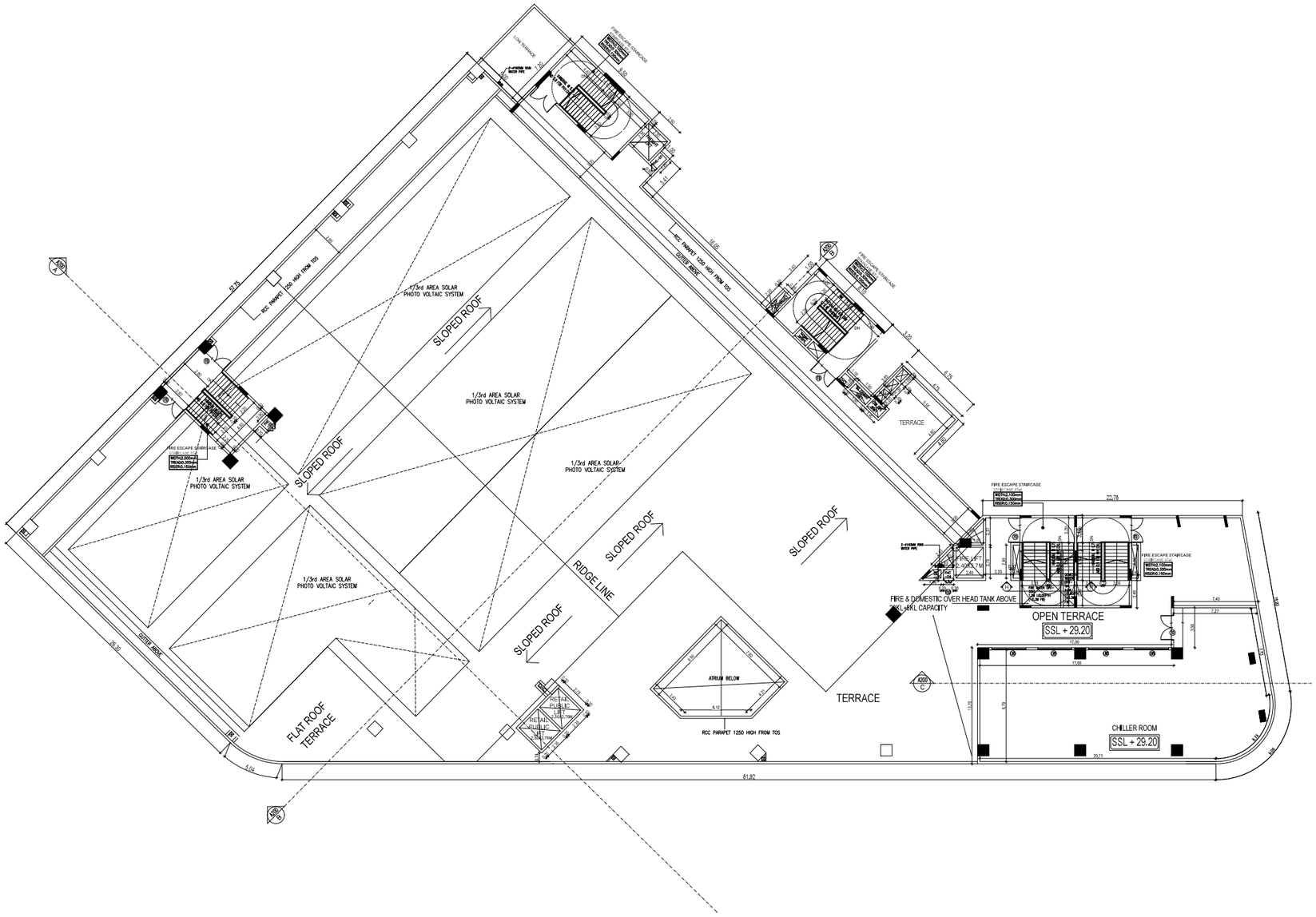
ARCHITECT SIGNATURE :

P. ELANCHEZHIYAN, B.Arch., M.T.P
Reg. Architect No: CA/2003/30729

FRONT ELEVATION & SECTION-A&B

SCALE:- 1:150

SHEET NO. 08/08



TERRACE FLOOR PLAN

PROJECT TITLE :

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TERRACE FLOOR PLAN

ORIENTATION	REFERENCE
North	PROPOSAL
	BOUNDARY
N	ROAD

NOTE:

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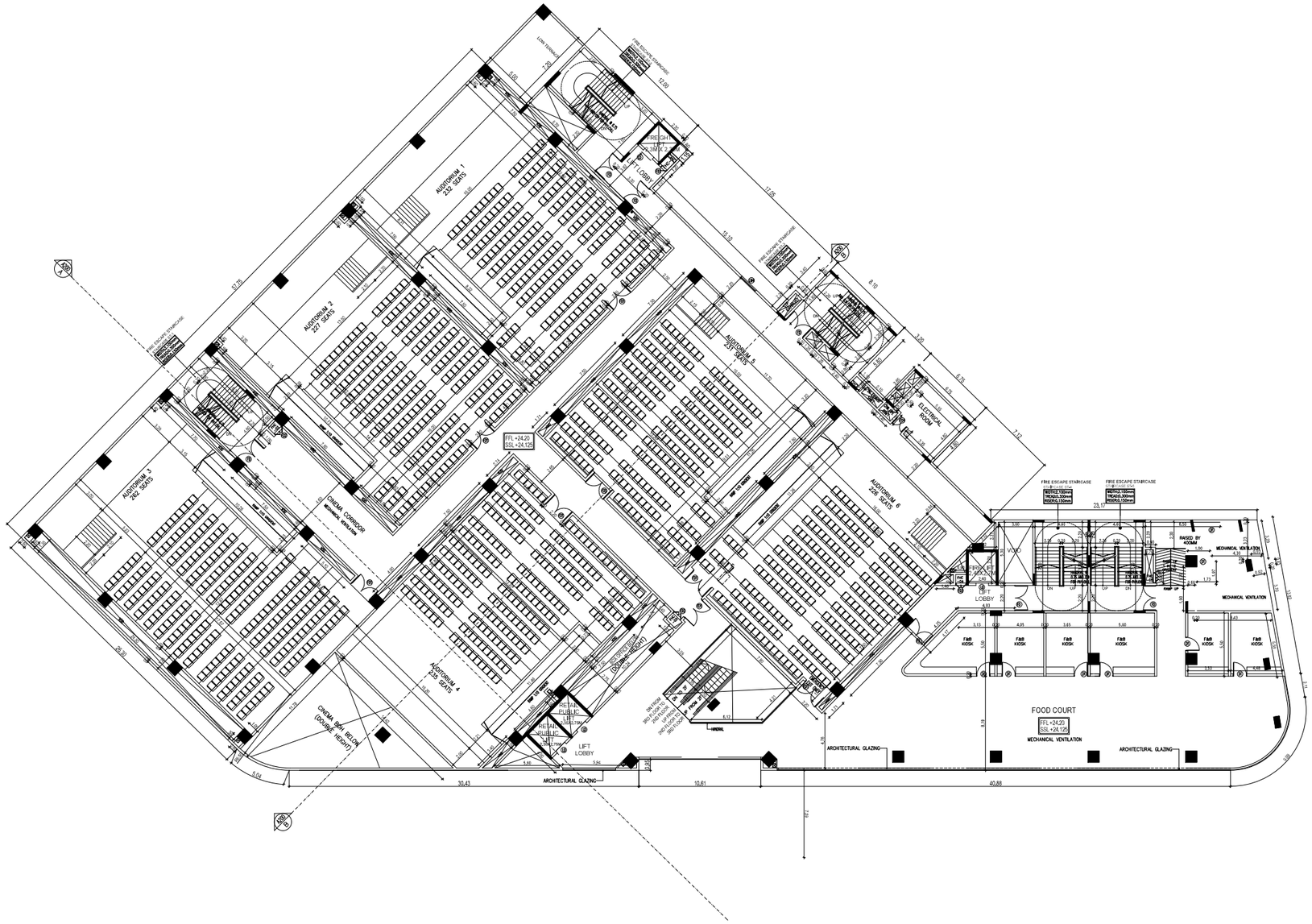
Reg. No. HSE100350019
Reg. No. CGLRGN/SE/GR-1/2019/06/012

ARCHITECT SIGNATURE :

P. ELANCHEZHIYAN, B.Arch., M.T.P
Reg. Architect No: CA/2003/30729

TERRACE FLOOR PLAN

SCALE:- 1:150 | SHEET NO. 07/08



THIRD FLOOR PLAN

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THIRD FLOOR PLAN

ORIENTATION	REFERENCE
North	PROPOSAL
	BOUNDARY
N	ROAD

NOTE:

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Reg. No. RSE100382019
Reg. No. CGLRGN/SE/GR-1/2019/06/012

ARCHITECT SIGNATURE :

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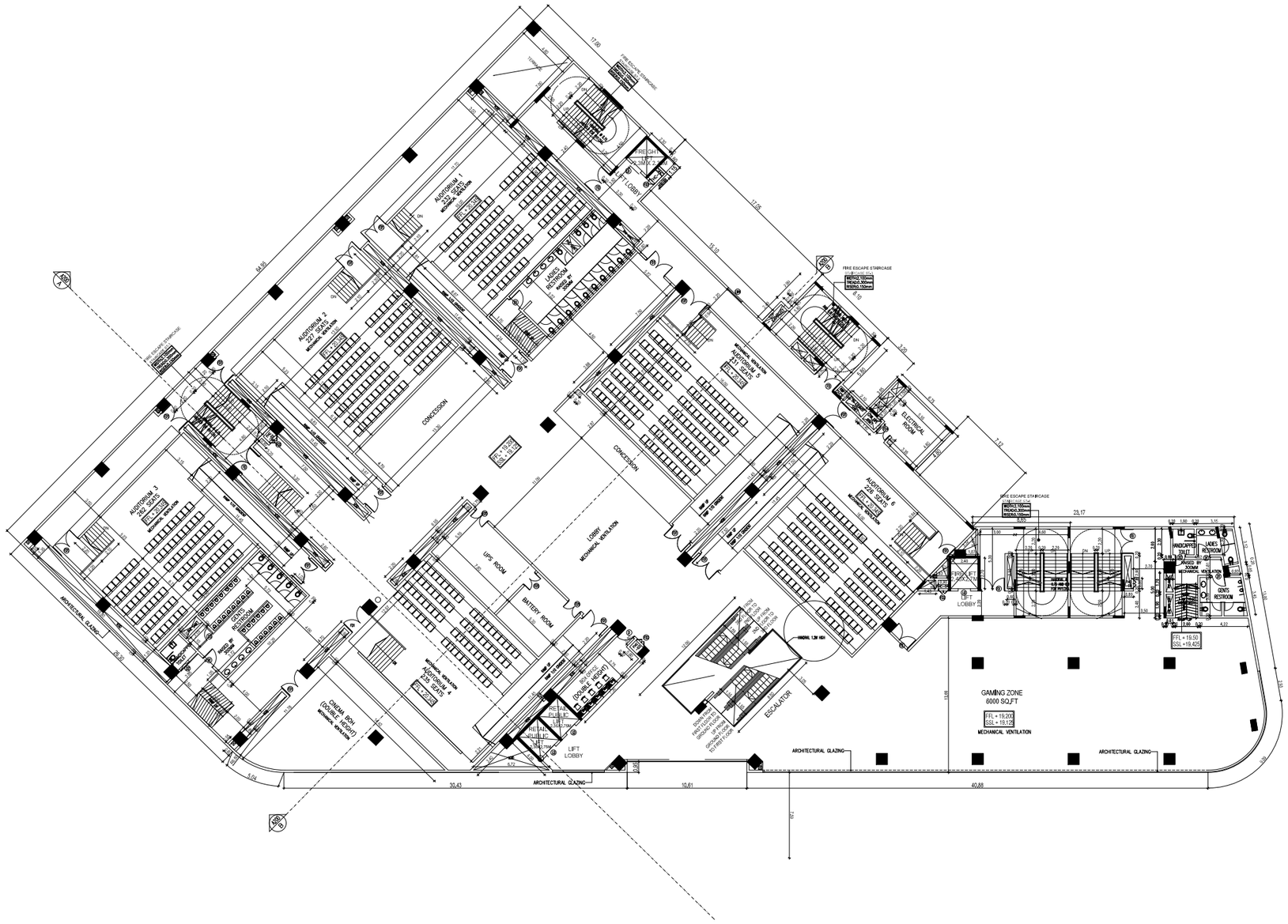
Reg. Architect No: CA/2003/30729

THIRD FLOOR PLAN

SCALE:- 1:150 | SHEET NO. 06/08



SECOND FLOOR PLAN

PROJECT TITLE :

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SECOND FLOOR PLAN

ORIENTATION	REFERENCE
North	PROPOSAL
N	BOUNDARY
	ROAD

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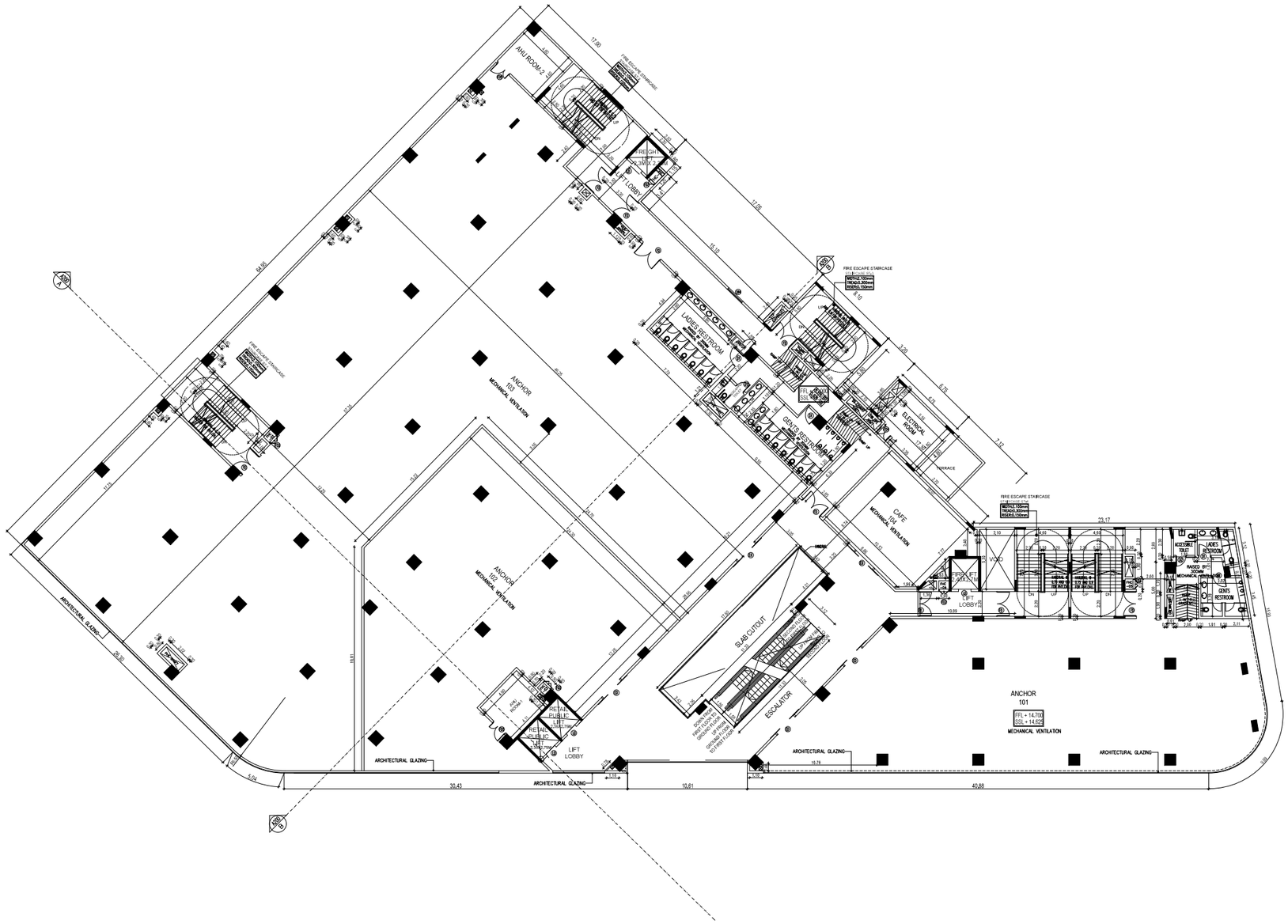
Reg. No. KSE/100/02/019
Reg. No. CGLRGN/SE/GR-I/2019/06/012

ARCHITECT SIGNATURE :

P. ELANCHEZHIYAN, B.Arch., M.T.P
Reg. Architect No: CA/2003/30729

SECOND FLOOR PLAN

SCALE:- 1:150 | SHEET NO. 05/08



FIRST FLOOR PLAN

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FIRST FLOOR PLAN

ORIENTATION

North

N

REFERENCE

PROPOSAL

BOUNDARY

ROAD

NOTE:

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Reg. No. SE/GR-I/19/02/003
Reg. No. KOC:UA3182/019
Reg. No. CGURGN/SE/GR-I/2019/06/012

ARCHITECT SIGNATURE :

P. ELANCHEZHIYAN, B.Arch., M.T.P
Reg. Architect No: CA/2003/30729

FIRST FLOOR PLAN

SCALE:- 1:150

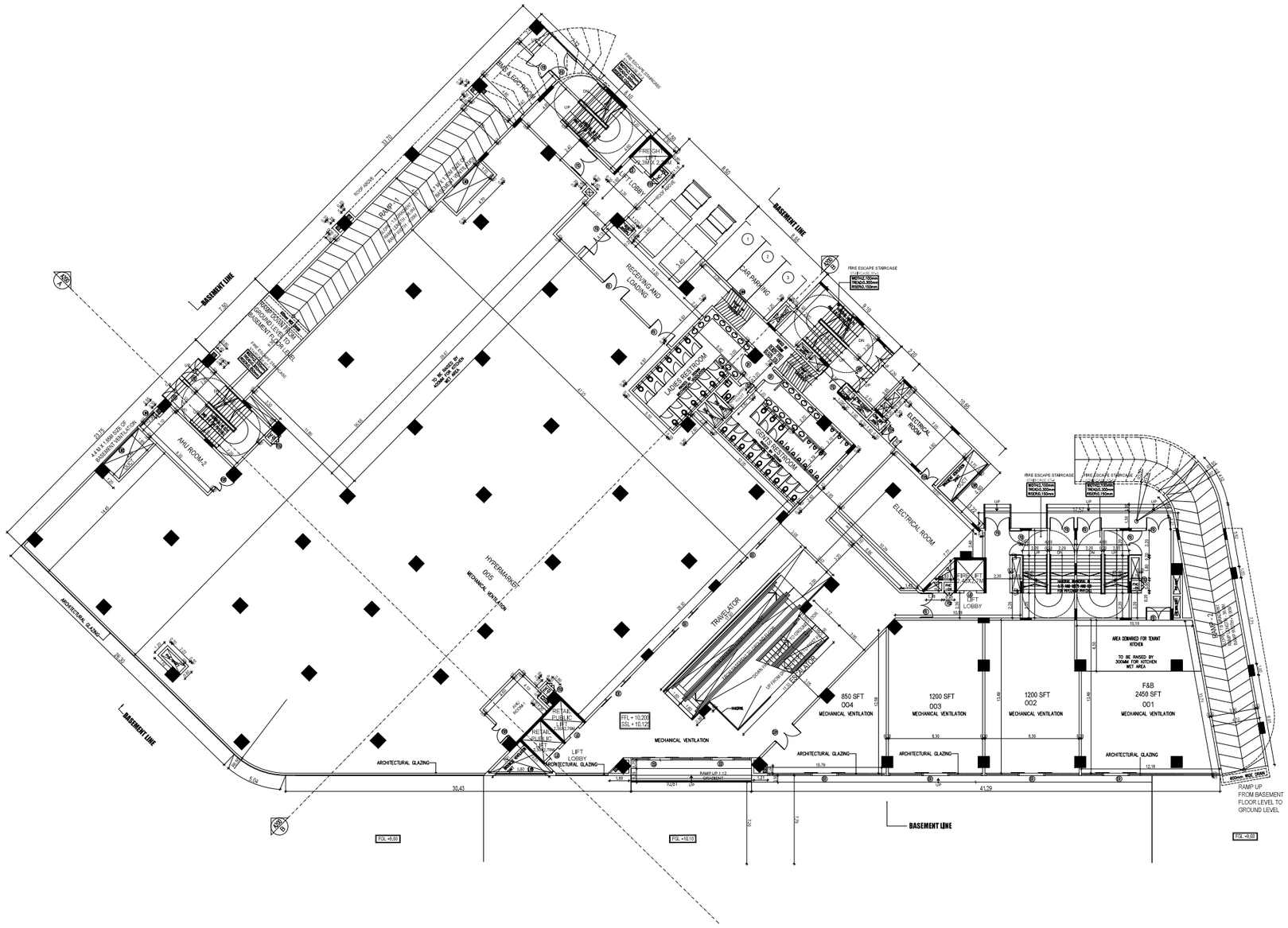
SHEET NO. 04/08

PARKING DETAILS

FLOOR	CAR PARKING			TWO WHEELER PARKING	TOTAL
	STACK CAR PARKING	SINGLE CAR PARKING	PHY.CHALLENGED PARKING		
GROUND LEVEL	-	3	-	-	3

SCHEDULE OF JOINERY

TYPE	SIZE	DESCRIPTION	LOCATION
FIRE DOOR			
ED	2.150 X 2.400	GLASS DOOR AS PER DETAIL	MAIN ENTRANCE
ED1	2.200 X 2.400	GLASS DOOR AS PER DETAIL	RETAIL ENTRANCE
ED2	1.800 X 2.400	GLASS DOOR AS PER DETAIL	CINEMA LOBBY ENTRANCE
FD	2.200 X 2.200	FIRE DOOR AS PER DETAIL	LIFT LOBBY/STAIRCASE FIRE LIFT LOBBY
FD1	2.200 X 2.400	FIRE DOOR AS PER DETAIL	CINEMA ENTRY
FD2	0.900 X 1.500	FIRE DOOR AS PER DETAIL	FHR SHAFT
FD3	0.750 X 1.500	FIRE DOOR AS PER DETAIL	COMM/TENANT SHAFT
FD4	2.000 X 2.400	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
FD5	1.500 X 2.400	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
DOOR			
D	1.100 X 2.200	FLUSH DOOR	BOX OFFICE
D1	1.100 X 2.200	FLUSH DOOR	TOILET ENTRY
D2	1.100 X 2.200	FLUSH DOOR	PC TOILET ENTRY
D3	0.800 X 2.200	FLUSH DOOR	JANITOR ENTRY
LOUVER			
LW1	4.600 X 1.200	AL.LOUVERED VENTILATOR	BASEMENT VENTILATION
LW2	4.400 X 1.200	AL.LOUVERED VENTILATOR	BASEMENT VENTILATION
LW3	3.250 X 1.200	AL.LOUVERED VENTILATOR	BASEMENT VENTILATION
LW4	1.750 X 1.200	AL.LOUVERED VENTILATOR	BASEMENT VENTILATION
LW5	3.000 X 2.200	AL.LOUVERED VENTILATOR	TERRACE VENTILATION



GROUND FLOOR PLAN

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE COMMERCIAL BUILDING CONSISTING OF BASEMENT FLOOR + GROUND FLOOR + 3 FLOORS AT SURVEY No: 107B, 108/1, 109/3, 109/5, 111/1A1, 111/1B1, MELAKOTTAIYUR VILLAGE, VANDALUR TALUK, CHENGALPET DISTRICT.

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GROUND FLOOR PLAN

ORIENTATION: North

REFERENCE: PROPOSAL / BOUNDARY / ROAD

NOTE:

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OWNER'S SIGNATURE :

For CASAGRAND MAGNUM PRIVATE LIMITED

Authorised Signatory

STRUCTURAL ENGINEER'S SIGNATURE :

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Structural Engineer
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Reg. No. SE/GR-I/19/02/003
Reg. No. KSE/00208/2019
Reg. No. CGLR/GH/SE/GR-I/2019/06/012

ARCHITECT SIGNATURE :

P. ELANCHEZHIYAN, B.Arch., M.T.P
Reg. Architect No: CA/2003/30729

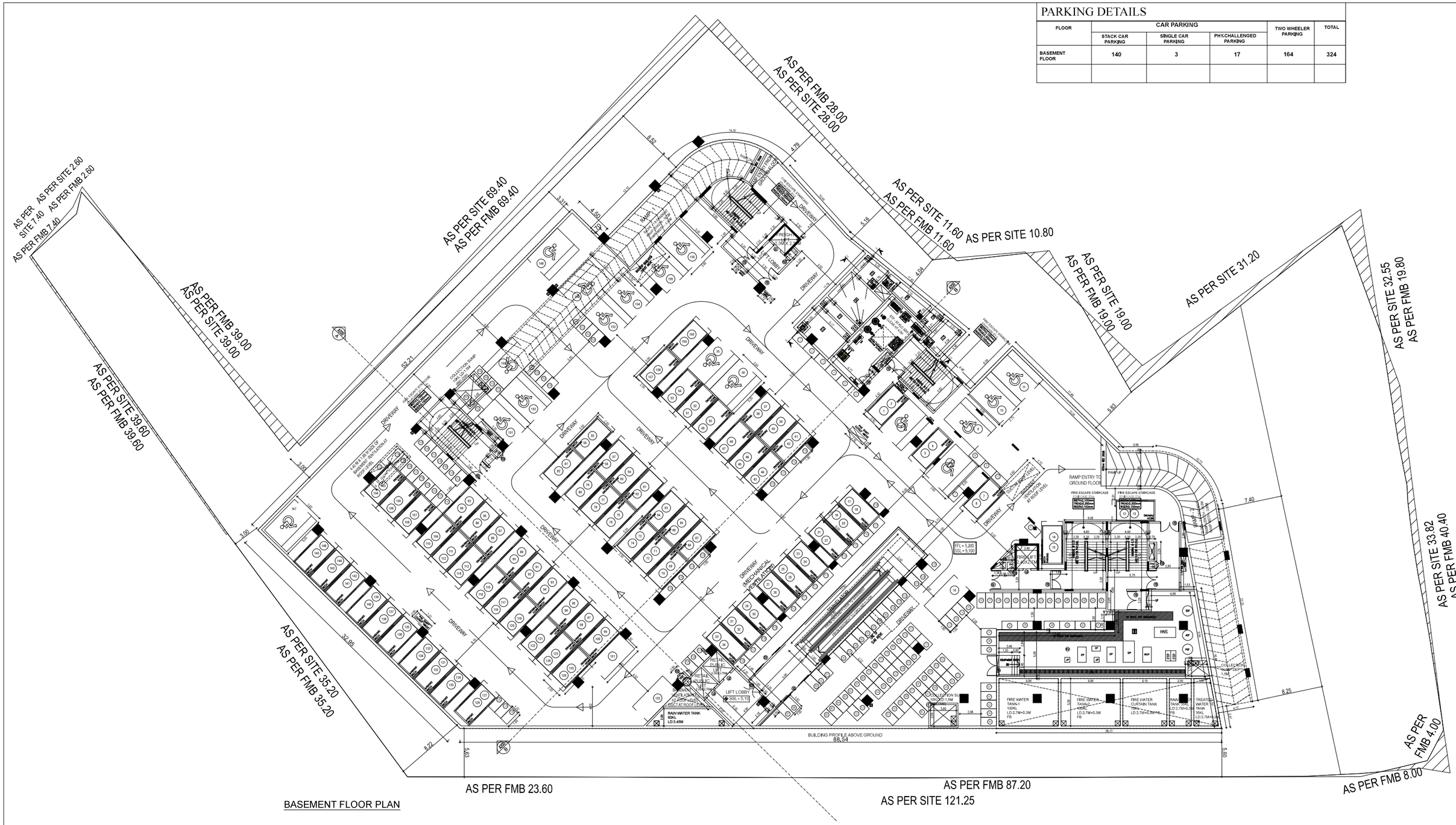
GROUND FLOOR PLAN

SCALE:- 1:150

SHEET NO. 03/08

PARKING DETAILS

FLOOR	CAR PARKING			TWO WHEELER PARKING	TOTAL
	STACK CAR PARKING	SINGLE CAR PARKING	PHY.CHALLENGED PARKING		
BASEMENT FLOOR	140	3	17	164	324



BASEMENT FLOOR PLAN

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BASEMENT FLOOR PLAN

ORIENTATION

North

N

REFERENCE

PROPOSAL

BOUNDARY

ROAD

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ARCHITECT SIGNATURE :

P. ELANCHEZHIYAN, B.Arch., M.T.P
Reg. Architect No: CA/2003/30729

SCALE:- 1:150

SHEET NO. 02/08

FLOOR WISE PARKING DETAILS

FLOOR	CAR PARKING			TWO WHEELER PARKING
	STACK CAR PARKING	SINGLE CAR PARKING	PHYCHALLENGED PARKING	
BASEMENT FLOOR	140	3	17	164
GROUND FLOOR LVL	-	3	-	-
TOTAL	140	6	17	164
TOTAL NO OF CAR PARKING = 163 NOS				
TOTAL NO OF TWO WHEELER PARKING = 164 NOS				

PARKING DETAILS

Parkingl	as per norms parking requirement	parking provided
Car parking	163	163
Two wheeler parking	163	164

FLOOR WISE SANITARY DETAILS - RETAIL

FLOOR	NO OF SANITARY COUNTS MALE						NO OF SANITARY COUNTS FEMALE					
	REQUIRED			PROVIDED			REQUIRED			PROVIDED		
	WC	WASH BASIN	URINALS	WC	WASH BASIN	URINALS	WC	WASH BASIN		WC	WASH BASIN	
GROUND FLOOR	12	12	12	12	12	12	12	12		12	12	
FIRST FLOOR	7	7	7	7	7	7	7	7		7	7	
SECOND FLOOR	2	2	2	2	2	2	2	2		2	2	
THIRD FLOOR	2	2	2	2	2	2	2	2		2	2	
TOTAL	23	23	23	23	23	23	23	23		23	23	

FLOOR WISE SANITARY DETAILS - CINEMA

FLOOR	NO OF SANITARY COUNTS MALE						NO OF SANITARY COUNTS FEMALE					
	REQUIRED			PROVIDED			REQUIRED			PROVIDED		
	WC	WASH BASIN	URINALS	WC	WASH BASIN	URINALS	WC	WASH BASIN		WC	WASH BASIN	
SECOND FLOOR	5	4	28	5	4	28	14	4		14	4	

AUDITORIUM SEATING CAPACITY

S.NO	AUDITORIUM NAME	CAPACITY
1	AUDITORIUM - 1	232 nos
2	AUDITORIUM - 2	227 nos
3	AUDITORIUM - 3	202 nos
4	AUDITORIUM - 4	235 nos
5	AUDITORIUM - 5	231 nos
6	AUDITORIUM - 6	235 nos
	TOTAL CAPACITY	1372 nos

SANITARY CALCULATION

OCCUPANCY STATEMENT						OCCUPANT LOAD			MALE					FEMALE			
FLOORS	USAGE	AREA IN SQM.	NO OF SEATS	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	MALE 50% Occupant Load	FEMALE 50% Occupant Load	URINALS		WASH BASINS	WC		WASH BASINS		WC	
		A	B	C	D=A/C	J=D/2	K=D/2									
GROUND	Mercantile	3995.51		3	1199	599	599	12	1 per 50 OR MIN.2	12	1 per 50 OR MIN.2	12	1 per 50 OR MIN.2	12	1 per 50 OR MIN.2	12	1 per 50 OR MIN.2
1ST	Mercantile	3933.54		6	655	326	326	7		7		7		7		7	
2ND	FSC	946		6	158	79	79	2		2	1 per 50 SEATS UPTO 200, OVER 200 ADD 1 PER 100 OR PART THERE OF	2	1 per 50 SEATS UPTO 200, OVER 200 ADD 1 PER 100 OR PART THERE OF	2	1 per WC	2	1 per 50 SEATS UPTO 200, OVER 200 ADD 1 PER 100 OR PART THERE OF
3RD	FOOD COURT	998		4	250	125	125	2	1 per 50 SEATS OR PART THERE OF	2		2		2		2	
CINEMA								As per National Building Code India									
2ND/3RD	Cinema	2902.27	1453		1453	727	727	36	1 per 25 OR PART THERE OF	4	1 per 200 OR PART THERE OF	5	1 per 100 upto 600,OVER 600 ADD ADD AT 1 PER 250 OR PART THERE OF	4	1 per 200 OR PART THERE OF	14	1 per 100 upto 200,OVER 200 ADD AT 1 PER 100 OR PART THERE OF

AREA STATEMENT

FLOOR	FSI AREA SQ.M		NON FSI AREA SQ.M	TOTAL BUILTUP AREA EXCLUDING DEDUCTION SQ.M	DEDUCTION & CUTOUT SQ.M	USAGE
	RETAIL	CINEMA				
BASEMENT FLOOR	228.54		4868.85	5097.39	-	PARKING
GROUND FLOOR	3996.67			3996.67	125.74	RETAIL
FIRST FLOOR	3898.32			3898.32	144.80	RETAIL
SECOND FLOOR	2732.17			2732.17	1274.95	RETAIL / CINEMA THEATER
THIRD FLOOR	864.80	2902.27		3767.07	240.02	CINEMA THEATER
TERRACE FLOOR	288.00			288.00	-	SERVICE
HEAD ROOM			219.38	219.38	-	
DG ROOM	67.85			67.85	-	
SECURITY ROOM			6.25	6.25	-	
GAS BANK	7.74			7.74	-	
TOTAL	14986.36		5094.48	20080.84	1785.51	

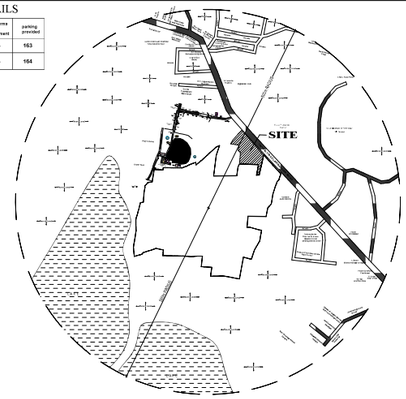
CAR PARKING CALCULATION

FLOOR	TYPE OF USE	FAR AREA RETAILS	FAR AREA CINEMA	TOTAL 4-WHEELER PARKING	TOTAL 2-WHEELER PARKING
		75sqm of floor area or part thereof excluding the first 75sq.m.	50 sqm of Auditorium area or part thereof		
Ground floor	Retail	3936.05			
1St Floor	Retail	3898.32			
2nd Floor	Retail	2732.17			
3rd Floor	Retail	864.80			
	Cinema		2902.27		
Terrace floor					
TOTAL AREA		11431.35	2902.27		
Area to be considered for Parkingrequired shall be calculated for 75%of total plingth area		8956.75	2176.7		
for RETAIL 1 car for every 75 sq.m	for CINEMA 1 car for every 50 sq.m	114	44	158	
for RETAIL 1 two wheeler space for every 75 sq.m	for CINEMA, 1 two wheeler for every 50 sq.m	114	44		158

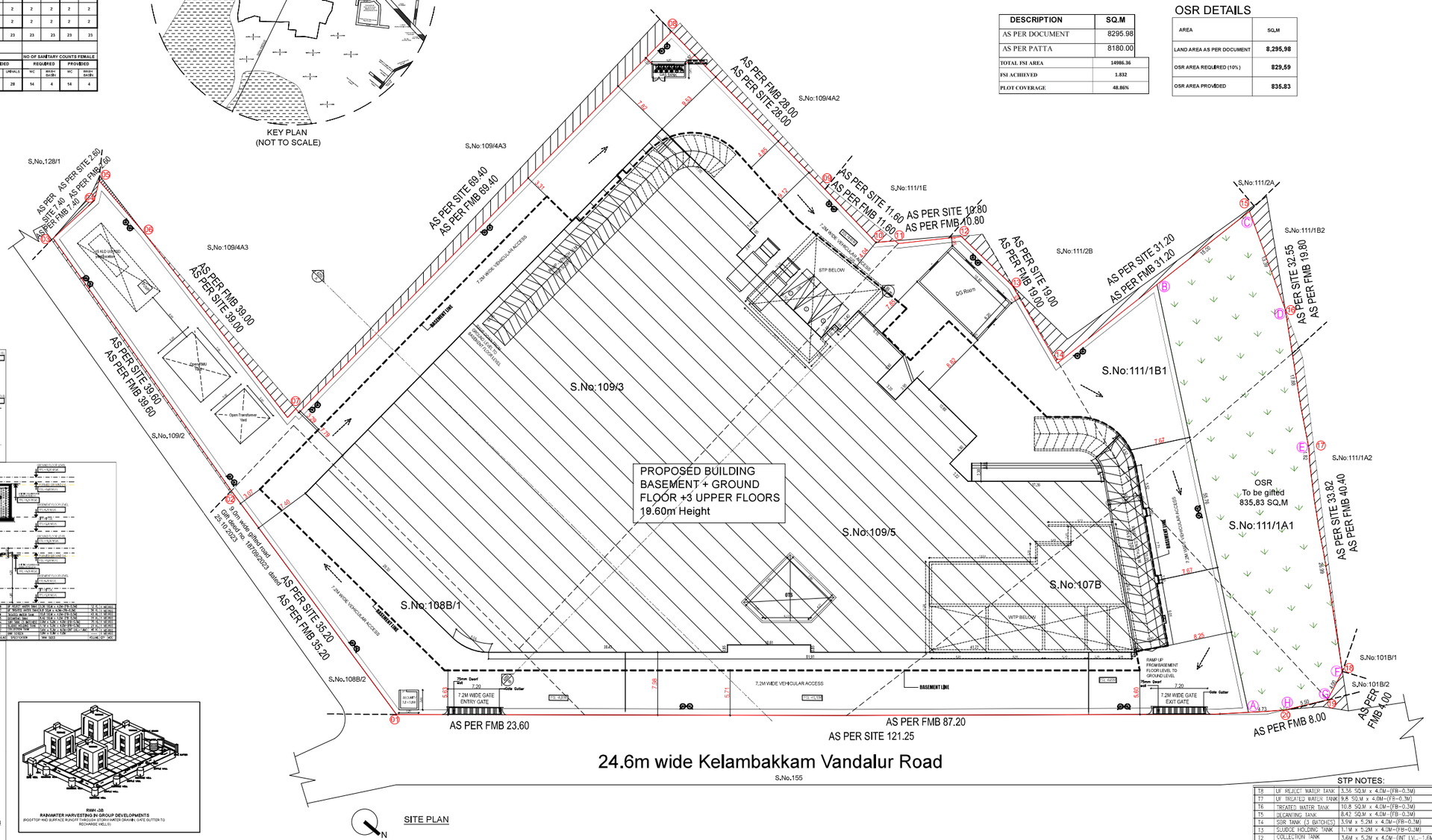
DESCRIPTION	SQ.M
AS PER DOCUMENT	8295.98
AS PER PATTA	8180.00
TOTAL FSI AREA	14986.36
FSI ACHIEVED	1.832
PLOT COVERAGE	48.86%

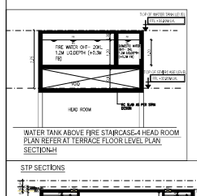
OSR DETAILS

AREA	SQ.M
LAND AREA AS PER DOCUMENT	8,295.98
OSR AREA REQUIRED (10%)	829.59
OSR AREA PROVIDED	835.83

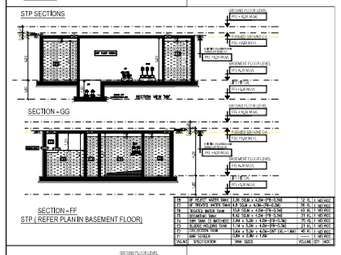


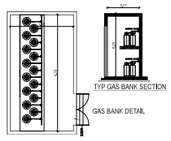
KEY PLAN
(NOT TO SCALE)

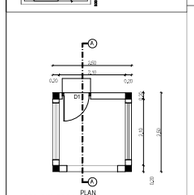


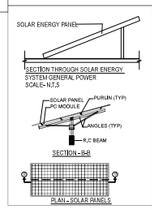


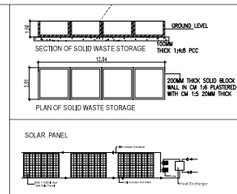
WATER TANK ABOVE FIRE STAIRCASE-4 HEAD ROOM PLAN REFER AT TERRACE FLOOR LEVEL PLAN SECTION-H

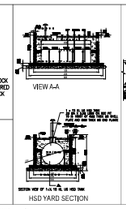


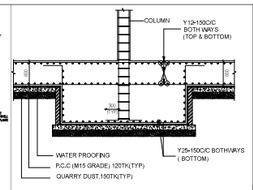


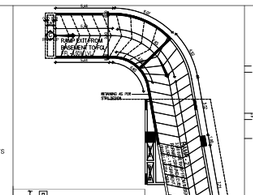


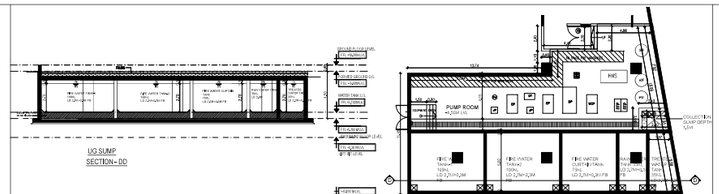


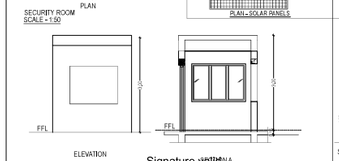


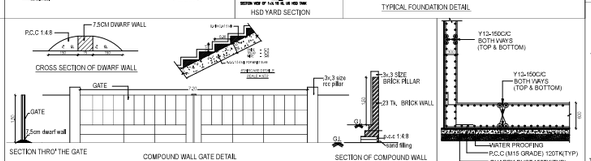


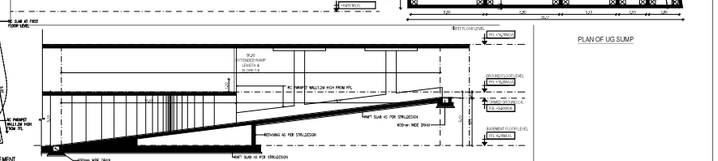


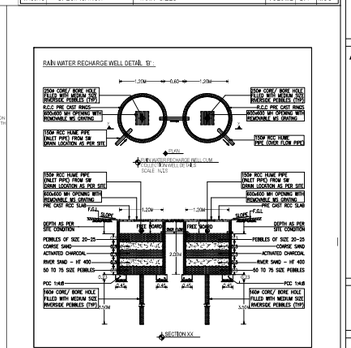












STP NOTES:

TAG.NO	SPECIFICATION	TANK SIZES	VOLUME	QTY	MOC
T8	UF REJECT WATER TANK	3.36 SQ.M x 4.0M-(FB-0.3M)	12 KL	1 NO	RCC
T7	UF TREATED WATER TANK	9.8 SQ.M x 4.0M-(FB-0.3M)	36 KL	1 NO	RCC
T6	TREATED WATER TANK	10.8 SQ.M x 4.0M-(FB-0.3M)	40 KL	1 NO	RCC
T5	BLEANTING TANK	8.42 SQ.M x 4.0M-(FB-0.3M)	31 KL	1 NO	RCC
T4	SSR TANK (3 BATCHES)	3.5M x 5.2M x 4.5M-(FB-0.3M)	75 KL	1 NO	RCC
T3	SLUDGE HOLDING TANK	1.1M x 5.2M x 4.0M-(FB-0.3M)	21 KL	1 NO	RCC
T2	COLLECTION TANK	3.6M x 5.2M x 4.0M-(INT LVL.-1.6M)	45 KL	1 NO	RCC
T1	BAR SCREEN	0.9M x 0.9M x 1.6M	---	1 NO	RCC

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE COMMERCIAL BUILDING CONSIST OF BASEMENT + GROUND + 3 UPPER FLOORS COMPRISED IN SURVEY No: 107B, 108/1, 109/3, 109/5, 111/1A1 & 111/1B1 OF MELAKOTTAIYUR VILLAGE, VANDALUR TALUK, CHENGALPET DISTRICT.

MATERIAL SPECIFICATION FOR PROPOSED WORK

1. FOUNDATION IN P.C.C 1:5:10 OVER SAND FILLING
2. BASEMENT WITH RCC M25 MIX & RCC M25 MIX COLUMNS
3. SUPER STRUCTURE IN BLOCK WORK
4. FOUNDATION WITH R.C.C COLUMNS M25 MIX
5. FLOORING USING CEMENT CONCRETE IN UTILITY AREA
6. VACUUM DEWATERING FLOORING IN BASEMENT
7. INTERNAL PLASTERING OF 12mm THK. C.M. 1:3AND EXTERNAL PLASTERING OF 18mm THK. C.M 1:6
8. RCC ROOF SLAB AND BEAMS OF M25 WITH REQUIRED DEPTH.
9. RCC LINTEL OF M25 WITH REQUIRED DEPTH
10. WEATHERING COURSE PROVIDED OVER ROOF SLAB
11. JOINERY – UPVC/ALUMINIUM GLAZED WINDOWS, VENTILATORS AND DOORS

SITE PLAN

ORIENTATION: North

REFERENCE: PROPOSAL / BOUNDARY / ROAD

NOTE:
ALL DIMENSIONS ARE IN METERS

OWNER'S SIGNATURE :

For CASAGRAND MAGNUM PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER'S SIGNATURE :

Dr. J. SURESH, M.E., M.E., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/GB-I/19/02/003
Reg. No. R3E/100362019
Reg. No. CCLR/GN/SE/GB-I/2019/06/012

ARCHITECT SIGNATURE :

P. ELANCHEZHIYAN, B.Arch., M.T.P
Reg. Architect No: CA/2003/30729

SITE PLAN

SCALE:- 1:200 | SHEET NO. 01/08

Signature valid
Digitally signed by Director, Elanchezhiyan
Date: 2025.12.17 15:44:34 IST

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

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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.