PP APPROVAL RECORD

Planning Permission

Chengalpattu

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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.

Verified RealEstate™

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SECTION - AA

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+ Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at [illegible] Layout / Subdivision [illegible]7.12.2023) [illegible]9/2A1, 29/3A1, [illegible]m Village & [illegible] Panchayat Union, [illegible]alpet District.

SPECIFICATION:-

FOUNDATION: RAFT FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :

PROPOSED
ROAD
BOUNDARY

SCALE - 1 : 100

SECTION - AA

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE
W1	KITCHEN WINDOW	1.20 X 1.20	D2	BEDROOM DOOR	1.05 X 2.10	FD/FW2	FRENCH DOOR	3.05 X 2.10	FG2	DINING	3.35 X 3.9
W2	BEDROOM WINDOW	2.13 X 1.20	D3	TOILET DOOR	0.90 X 2.10	V1	VENTILATOR	0.60 X 0.90	FG3	GYM & SPA	3.35 X 3.9
W3	BEDROOM WINDOW	1.28 X 1.35	D4	TOILET DOOR	0.75 X 2.10	OP1	OPENING	0.90 X 2.10	FG4	GYM & SPA	2.1 X 3.9
W4	BEDROOM WINDOW	1.33 X 1.35	D5	BEDROOM DOOR	0.90 X 2.10	OP2	OPENING	1.00 X 2.10	FG5	RESIDENT'S LOUNGE	2.1 X 3.9
W5	BEDROOM WINDOW	3.35 X 1.20	D6	CHANGING ROOM ENTRY	0.90 X 2.10	OP3	OPENING METER ROOM	1.20 X 2.10	FG6	CORRIDOR	4 X 3.9
W6	BEDROOM WINDOW	0.95 X 1.20	D7	CHANGING ROOM CUBICLE	0.75 X 2.10	DW1	POOL SIDE ENTRY	2.3 X 2.350	RS1	ROLLING SHUTTER 1	2 X 2.4 M
W7	BEDROOM WINDOW	3.05 X 1.20	D8	TOILET CUBICLE	0.7 X 2.10	DW2	BUSINESS CENTRE	3.2 X 2.350	RS2	ROLLING SHUTTER 2	3 X 2.4 M
W8	DOCTOR'S OFFICE WINDOW	1.85 X 1.20	D9	TOILET ENTRY DOOR	01 X 2.10	DW3	PHYSIO	4.5 X 2.35	RS3	ROLLING SHUTTER 3	1.2 X 2.4 M
W9	STAIRCASE WINDOW	2.85 X 1.20	D10	PHYSIO ROOM	1.5 X 2.10	DW4	RESIDENT'S LONGE	2.6 X 2.35			
D1	ENTRANCE DOOR	1.20 X 2.35	FD/FW1	FRENCH DOOR	3.35 X 2.10	FG1	CAFE/BAR	2.1 X 3.9			

OWNER SIGNATURE :

For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER 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-1/19/02/003
Reg. No. RSE1003R2019
Reg. No. CGLRGN/SE/GR-1/2019/06/012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289



SOUTH SIDE ELEVATION

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

FOUNDATION: RAFT FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :

PROPOSED
ROAD
BOUNDARY

SCALE - 1 : 100

ELEVATION-3

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE
W1	KITCHEN WINDOW	1.20 X 1.20	D2	BEDROOM DOOR	1.05 X 2.10	FD/FW2	FRENCH DOOR	3.05 X 2.10	FG2	DINING	3.35 X 3.9
W2	BEDROOM WINDOW	2.13 X 1.20	D3	TOILET DOOR	0.90 X 2.10	V1	VENTILATOR	0.60 X 0.90	FG3	GYM & SPA	3.35 X 3.9
W3	BEDROOM WINDOW	1.28 X 1.35	D4	TOILET DOOR	0.75 X 2.10	OP1	OPENING	0.90 X 2.10	FG4	GYM & SPA	2.1 X 3.9
W4	BEDROOM WINDOW	1.33 X 1.35	D5	BEDROOM DOOR	0.90 X 2.10	OP2	OPENING	1.00 X 2.10	FG5	RESIDENT'S LOUNGE	2.1 X 3.9
W5	BEDROOM WINDOW	3.35 X 1.20	D6	CHANGING ROOM ENTRY	0.90 X 2.10	OP3	OPENING METER ROOM	1.20 X 2.10	FG6	CORRIDOR	4 X 3.9
W6	BEDROOM WINDOW	0.95 X 1.20	D7	CHANGING ROOM CUBICLE	0.75 X 2.10	DW1	POOL SIDE ENTRY	2.3 X 2.350	RS1	ROLLING SHUTTER 1	2 X 2.4 M
W7	BEDROOM WINDOW	3.05 X 1.20	D8	TOILET CUBICLE	0.7 X 2.10	DW2	BUSINESS CENTRE	3.2 X 2.350	RS2	ROLLING SHUTTER 2	3 X 2.4 M
W8	DOCTOR'S OFFICE WINDOW	1.85 X 1.20	D9	TOILET ENTRY DOOR	01 X 2.10	DW3	PHYSIO	4.5 X 2.35	RS3	ROLLING SHUTTER 3	1.2 X 2.4 M
W9	STAIRCASE WINDOW	2.85 X 1.20	D10	PHYSIO ROOM	1.5 X 2.10	DW4	RESIDENT'S LONGE	2.6 X 2.35			
D1	ENTRANCE DOOR	1.20 X 2.35	FD/FW1	FRENCH DOOR	3.35 X 2.10	FG1	CAFE/BAR	2.1 X 3.9			

OWNER SIGNATURE :

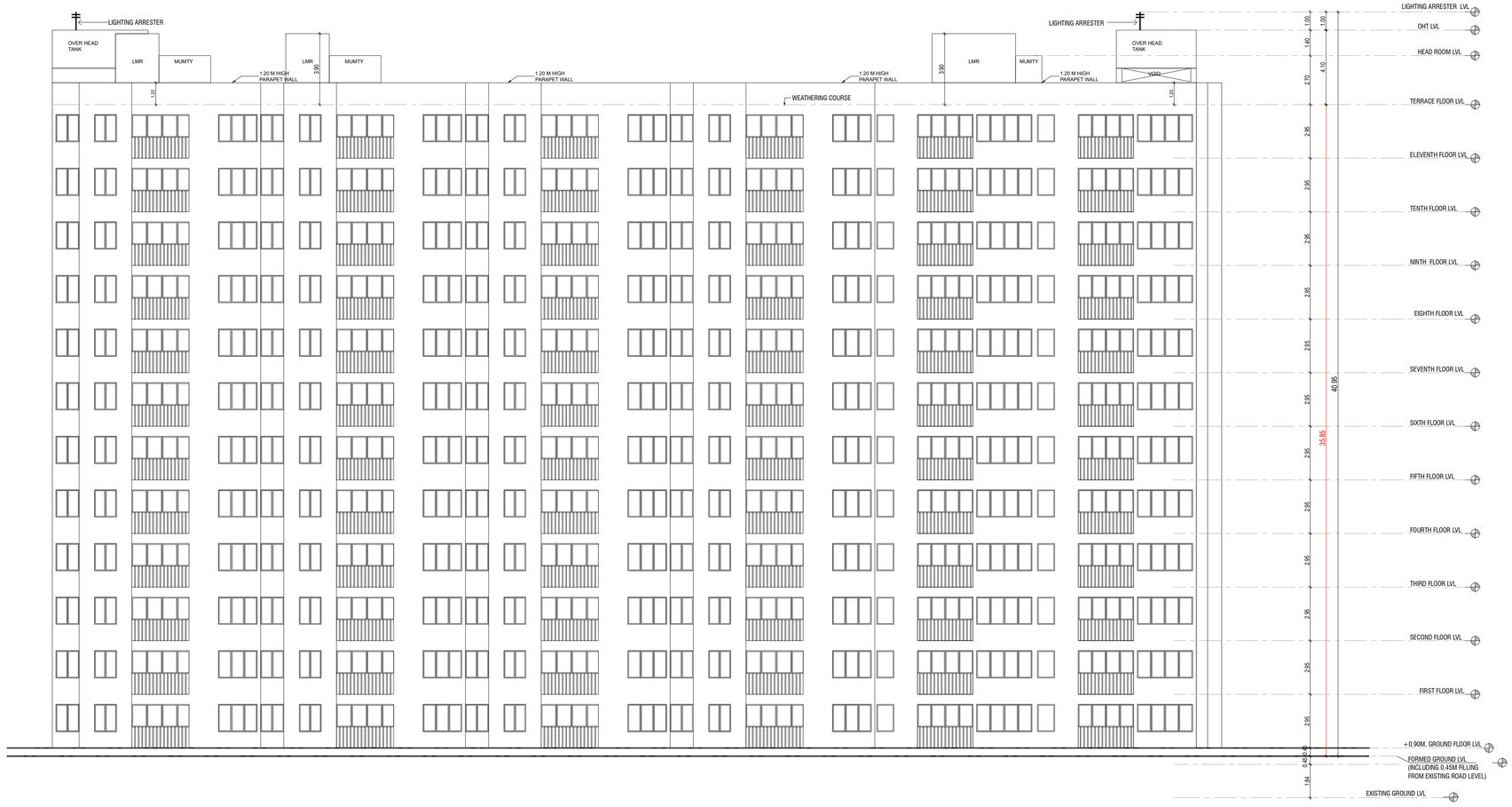
For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER 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. IGBE190363019
Reg. No. CGLRGNJ/ SE / GR-I / 2019 / 06 / 012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289



WEST SIDE ELEVATION

Plan showing the Proposed Construction of Residential High Rise BuildingnDevelopment Consists of Basement+Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

FOUNDATION: RAFT FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :

PROPOSED
ROAD
BOUNDARY

SCALE - 1 : 100

ELEVATION-2

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE
W1	KITCHEN WINDOW	1.20 X 1.20	D5	BEDROOM DOOR	0.90 X 2.10	DW2	BUSINESS CENTRE	3.2 X 2.350
W2	BEDROOM WINDOW	2.13 X 1.20	D6	CHANGING ROOM ENTRY	0.90 X 2.10	DW3	PHYSIO	4.5 X 2.35
W3	BEDROOM WINDOW	1.28 X 1.35	D7	CHANGING ROOM CUBICLE	0.75 X 2.10	DW4	RESIDENT'S LONGE	2.6 X 2.35
W4	BEDROOM WINDOW	1.33 X 1.35	D8	TOILET CUBICLE	0.7 X 2.10	FG1	CAFE/BAR	2.1 X 3.9
W5	BEDROOM WINDOW	3.35 X 1.20	D9	TOILET ENTRY DOOR	1.0 X 2.10	FG2	DINING	3.35 X 3.9
W6	BEDROOM WINDOW	0.95 X 1.20	D10	PHYSIO ROOM	1.5 X 2.10	FG3	GYM & SPA	3.35 X 3.9
W7	BEDROOM WINDOW	3.05 X 1.20	FD/FW1	FRENCH DOOR	3.35 X 2.10	FG4	GYM & SPA	2.1 X 3.9
W8	DOCTOR'S OFFICE WINDOW	1.85 X 1.20	FD/FW2	FRENCH DOOR	3.05 X 2.10	FG5	RESIDENT'S LOUNGE	2.1 X 3.9
W9	STAIRCASE WINDOW	2.85 X 1.20	V1	VENTILATOR	0.60 X 0.90	FG6	CORRIDOR	4 X 3.9
D1	ENTRANCE DOOR	1.20 X 2.35	OP1	OPENING	0.90 X 2.10	RS1	ROLLING SHUTTER 1	2 X 2.4 M
D2	BEDROOM DOOR	1.05 X 2.10	OP2	OPENING	1.00 X 2.10	RS2	ROLLING SHUTTER 2	3 X 2.4 M
D3	TOILET DOOR	0.90 X 2.10	OP3	OPENING METER ROOM	1.20 X 2.10	RS3	ROLLING SHUTTER 3	1.2 X 2.4 M
D4	TOILET DOOR	0.75 X 2.10	DW1	POOL SIDE ENTRY	2.3 X 2.350			

OWNER SIGNATURE :

For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER 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. RSE/100362019
Reg. No. CGLRGN/SE/GR-I/2019/06/012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289



EAST SIDE ELEVATION

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

FOUNDATION: RAFT FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT
WEATHERING COURSE: PRESSED TILES \CEMENT MORTOR\
LIME BRICK JELLY CONCRETE \R.C.C.SLAB.

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :

PROPOSED
ROAD
BOUNDARY

SCALE - 1 : 100

ELEVATION-1

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE	NO.	DESCRIPTION	SIZE
W1	KITCHEN WINDOW	1.20 X 1.20	D5	BEDROOM DOOR	0.90 X 2.10	DW3	PHYSIO	4.5 X 2.35
W2	BEDROOM WINDOW	2.13 X 1.20	D6	CHANGING ROOM ENTRY	0.75 X 2.10	DW4	RESIDENT'S LONGE	2.6 X 2.35
W3	BEDROOM WINDOW	1.28 X 1.35	D7	CHANGING ROOM CUBICLE	0.7 X 2.10	FG1	CAFE/BAR	2.1 X 3.9
W4	BEDROOM WINDOW	1.33 X 1.35	D8	TOILET CUBICLE	01 X 2.10	FG2	DINING	3.35 X 3.9
W5	BEDROOM WINDOW	3.35 X 1.20	D9	TOILET ENTRY DOOR	1.5 X 2.10	FG3	GYM & SPA	3.35 X 3.9
W6	BEDROOM WINDOW	0.95 X 1.20	D10	PHYSIO ROOM	1.5 X 2.10	FG4	GYM & SPA	2.1 X 3.9
W7	BEDROOM WINDOW	3.05 X 1.20	FD/FW1	FRENCH DOOR	3.35 X 2.10	FG5	RESIDENT'S LOUNGE	2.1 X 3.9
W8	DOCTOR'S OFFICE WINDOW	1.85 X 1.20	FD/FW2	FRENCH DOOR	3.05 X 2.10	FG6	CORRIDOR	4 X 3.9
W9	STAIRCASE WINDOW	2.85 X 1.20	V1	VENTILATOR	0.60 X 0.90	RS1	ROLLING SHUTTER 1	2 X 2.4 M
D1	ENTRANCE DOOR	1.20 X 2.35	OP1	OPENING	0.90 X 2.10	RS2	ROLLING SHUTTER 2	3 X 2.4 M
D2	BEDROOM DOOR	1.05 X 2.10	OP2	OPENING	1.00 X 2.10	RS3	ROLLING SHUTTER 3	1.2 X 2.4 M
D3	TOILET DOOR	0.90 X 2.10	DW1	POOL SIDE ENTRY	2.3 X 2.350			
D4	TOILET DOOR	0.75 X 2.10	DW2	BUSINESS CENTRE	3.2 X 2.350			

OWNER SIGNATURE :

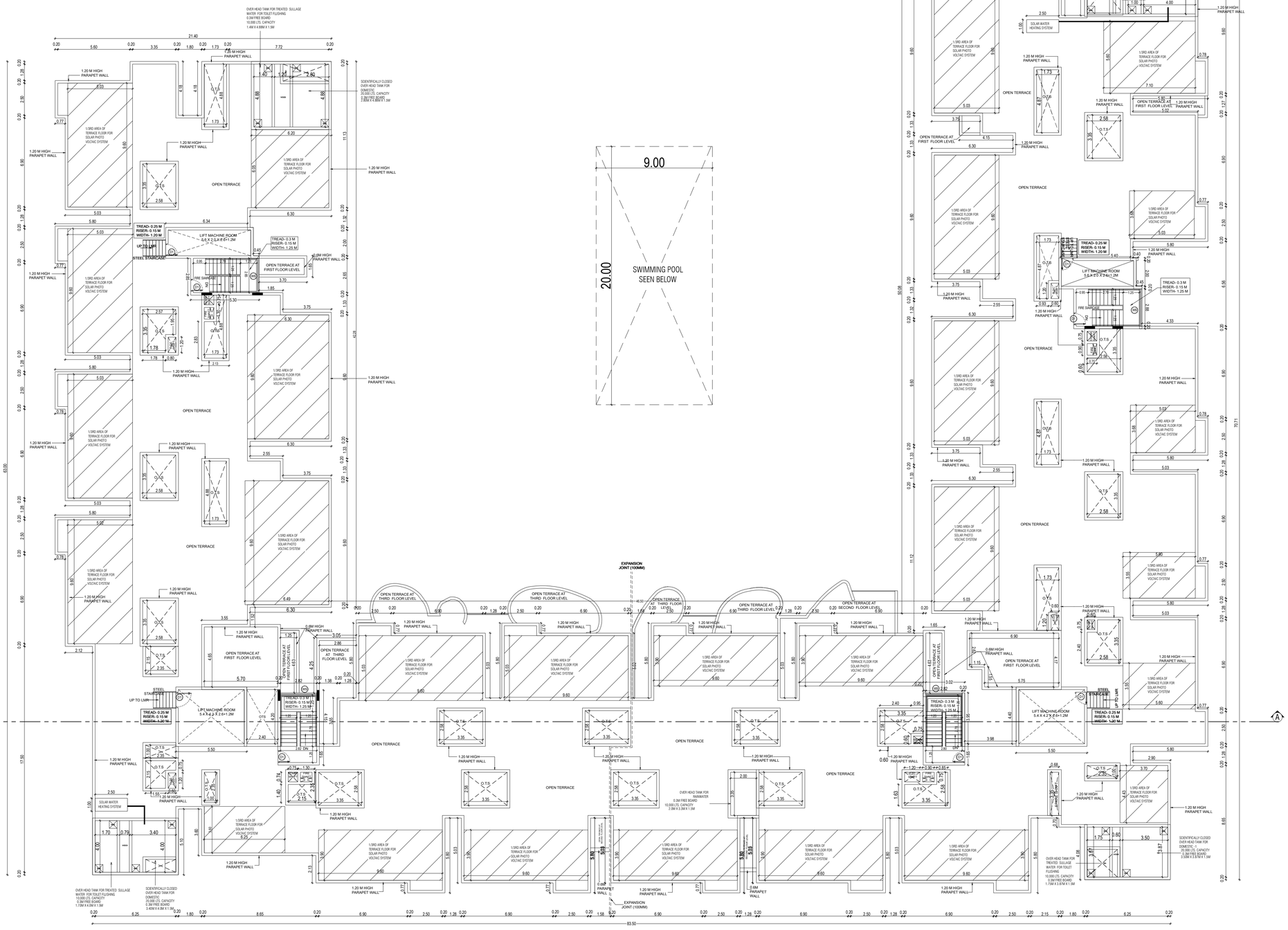
For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER 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-1/19/02/003
Reg. No. RSE100382019
Reg. No. CGLRGN/SE/GR-1/2019/06/012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289



TERRACE FLOOR PLAN

SHEET NO : 08 / 12

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat,Thiruporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

FOUNDATION: RAFT FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT
WEATHERING COURSE: PRESSED TILES \CEMENT MORTOR\ LIME BRICK JELLY CONCRETE \R.C.C.SLAB.

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :

PROPOSED	
ROAD	
BOUNDARY	

N E W S

SCALE - 1 : 100

TERRACE FLOOR PLAN

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE
D1	ENTRANCE DOOR	1.20 X 2.35
W9	STAIRCASE WINDOW	2.85 X 1.20
LD	LIFT DOOR	0.9 X 2.1

OWNER SIGNATURE :

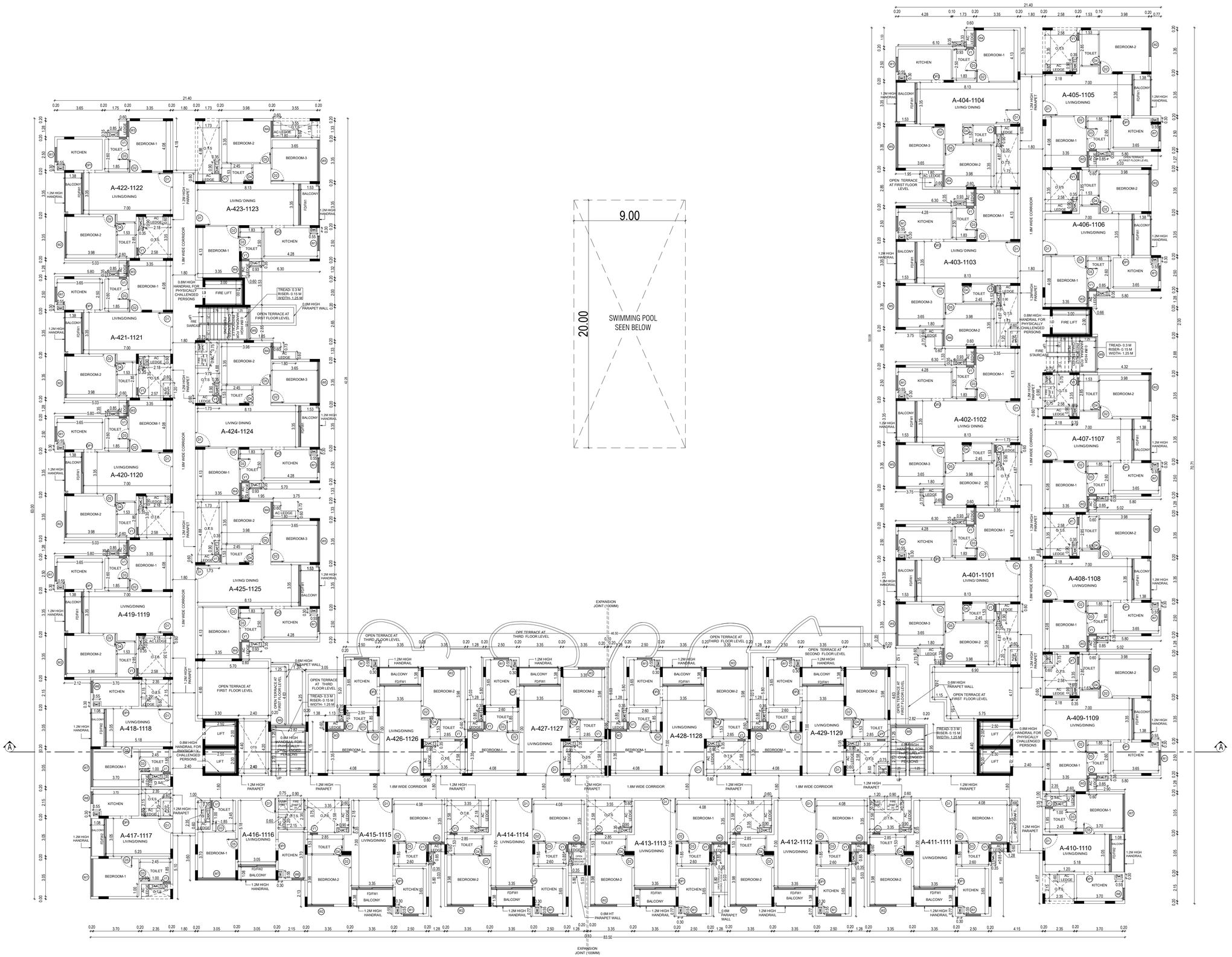
For CASAGRAND FRESH PRIVATE LIMITED
S. M.
Authorised Signatory

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

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289



TYPICAL FLOOR PLAN (4TH TO 11TH FLOOR)

SHEET NO : 07 / 12

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

FOUNDATION: RAFT FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT
WEATHERING COURSE: PRESSED TILES \CEMENT MORTOR\
LIME BRICK JELLY CONCRETE \R.C.C.SLAB.

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :

PROPOSED
ROAD
BOUNDARY

N E S W

SCALE - 1 : 100

TYPICAL FLOOR PLAN(4TH to 11TH FLOOR)

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE
W1	KITCHEN WINDOW	1.20 X 1.20
W2	BEDROOM WINDOW	2.13 X 1.20
W3	BEDROOM WINDOW	1.28 X 1.35
W4	BEDROOM WINDOW	1.33 X 1.35
W5	BEDROOM WINDOW	3.35 X 1.20
W6	BEDROOM WINDOW	0.95 X 1.20
W7	BEDROOM WINDOW	3.05 X 1.20
W9	STAIRCASE WINDOW	2.85 X 1.20
LD	LIFT DOOR	0.9 X 2.1
D1	ENTRANCE DOOR	1.20 X 2.35
D2	BEDROOM DOOR	1.05 X 2.10
D3	TOILET DOOR	0.90 X 2.10
D4	TOILET DOOR	0.75 X 2.10
D5	BEDROOM DOOR	0.90 X 2.10
FD/FW1	FRENCH DOOR	3.35 X 2.10
FD/FW2	FRENCH DOOR	3.05 X 2.10
V1	VENTILATOR	0.60 X 0.90
OP1	OPENING	0.90 X 2.10
OP2	OPENING	1.00 X 2.10

OWNER SIGNATURE :

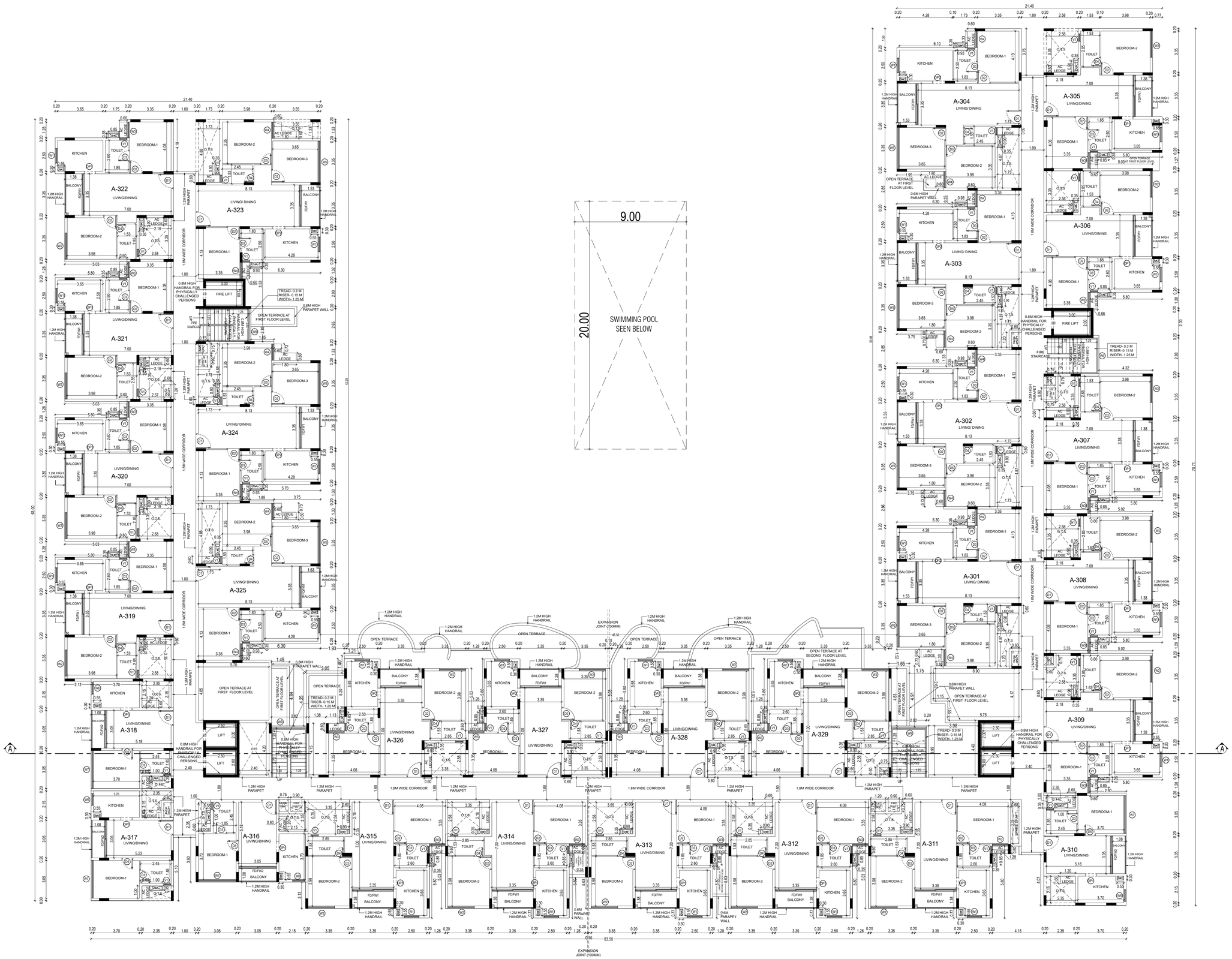
For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER SIGNATURE :

Dr. J. SURESH, M.E., M.E., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Hubbi Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/GR-I/19/02/003
Reg. No. RSE100392019
Reg. No. CCLR/GR/SE/GR-I/2019/06/012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289



THIRD FLOOR PLAN

SHEET NO : 06 / 12

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

FOUNDATION: RAFT FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT
WEATHERING COURSE: PRESSED TILES \CEMENT MORTOR\
LIME BRICK JELLY CONCRETE \R.C.C.SLAB.

COLOR INDEX :

PROPOSED
ROAD
BOUNDARY

N
E
S
W

SCALE - 1 : 100

THIRD FLOOR PLAN

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE
W1	KITCHEN WINDOW	1.20 X 1.20
W2	BEDROOM WINDOW	2.13 X 1.20
W3	BEDROOM WINDOW	1.28 X 1.35
W4	BEDROOM WINDOW	1.33 X 1.35
W5	BEDROOM WINDOW	3.35 X 1.20
W6	BEDROOM WINDOW	0.95 X 1.20
W7	BEDROOM WINDOW	3.05 X 1.20
W9	STAIRCASE WINDOW	2.85 X 1.20
LD	LIFT DOOR	0.9 X 2.1
D1	ENTRANCE DOOR	1.20 X 2.35
D2	BEDROOM DOOR	1.05 X 2.10
D3	TOILET DOOR	0.90 X 2.10
D4	TOILET DOOR	0.75 X 2.10
D5	BEDROOM DOOR	0.90 X 2.10
FD/FW1	FRENCH DOOR	3.35 X 2.10
FD/FW2	FRENCH DOOR	3.05 X 2.10
V1	VENTILATOR	0.60 X 0.90
OP1	OPENING	0.90 X 2.10
OP2	OPENING	1.00 X 2.10

OWNER SIGNATURE :

For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER 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. RSE100382019
Reg. No. CGLRGN/SE/GR-I/2019/06/012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

FOUNDATION: RAFT FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT
WEATHERING COURSE: PRESSED TILES \CEMENT MORTOR\ LIME BRICK JELLY CONCRETE \R.C.C.SLAB.

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :

PROPOSED
ROAD
BOUNDARY

SCALE - 1 : 100

N E W S

SECOND FLOOR PLAN

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE
W1	KITCHEN WINDOW	1.20 X 1.20
W2	BEDROOM WINDOW	2.13 X 1.20
W3	BEDROOM WINDOW	1.28 X 1.35
W4	BEDROOM WINDOW	1.33 X 1.35
W5	BEDROOM WINDOW	3.35 X 1.20
W6	BEDROOM WINDOW	0.95 X 1.20
W7	BEDROOM WINDOW	3.05 X 1.20
W9	STAIRCASE WINDOW	2.85 X 1.20
LD	LIFT DOOR	0.9 X 2.1
D1	ENTRANCE DOOR	1.20 X 2.35
D2	BEDROOM DOOR	1.05 X 2.10
D3	TOILET DOOR	0.90 X 2.10
D4	TOILET DOOR	0.75 X 2.10
D5	BEDROOM DOOR	0.90 X 2.10
FD/FW1	FRENCH DOOR	3.35 X 2.10
FD/FW2	FRENCH DOOR	3.05 X 2.10
V1	VENTILATOR	0.60 X 0.90
OP1	OPENING	0.90 X 2.10
OP2	OPENING	1.00 X 2.10
D8	TOILET CUBICLE	0.7 X 2.10
D9	TOILET ENTRY DOOR	01 X 2.10
DW4	RESIDENT'S LONGE	2.6 X 2.35
FG1	CAFE/BAR	2.1 X 3.9
FG3	GYM & SPA	3.35 X 3.9
FG4	GYM & SPA	2.1 X 3.9
FG5	RESIDENT'S LOUNGE	2.1 X 3.9
FG6	CORRIDOR	4 X 3.9

OWNER SIGNATURE :

For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER SIGNATURE :

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Muttal Street, Uthandi, Chennai - 600 119.
Reg. No. SE/GR-1/19/02/003
Reg. No. RSE/100352/13
Reg. No. CGLRGN/SE/GR-1/2019/06/012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289

SHEET NO : 04 / 12

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

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STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT
WEATHERING COURSE: PRESSED TILES \CEMENT MORTOR\ LIME BRICK JELLY CONCRETE \R.C.C.SLAB.

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :

PROPOSED
ROAD
BOUNDARY

SCALE - 1 : 100

N E W S

FIRST FLOOR PLAN

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE
W1	KITCHEN WINDOW	1.20 X 1.20
W2	BEDROOM WINDOW	2.13 X 1.20
W3	BEDROOM WINDOW	1.28 X 1.35
W4	BEDROOM WINDOW	1.33 X 1.35
W5	BEDROOM WINDOW	3.35 X 1.20
W6	BEDROOM WINDOW	0.95 X 1.20
W7	BEDROOM WINDOW	3.05 X 1.20
W9	STAIRCASE WINDOW	2.85 X 1.20
LD	LIFT DOOR	0.9 X 2.1
D1	ENTRANCE DOOR	1.20 X 2.35
D2	BEDROOM DOOR	1.05 X 2.10
D3	TOILET DOOR	0.90 X 2.10
D4	TOILET DOOR	0.75 X 2.10
D5	BEDROOM DOOR	0.90 X 2.10
D6	CHANGING ROOM ENTRY	0.90 X 2.10
D7	CHANGING ROOM CUBICLE	0.75 X 2.10
D8	TOILET CUBICLE	0.7 X 2.10
D9	TOILET ENTRY DOOR	01 X 2.10
D10	PHYSIO ROOM	1.5 X 2.10
FD/FW1	FRENCH DOOR	3.35 X 2.10
FD/FW2	FRENCH DOOR	3.05 X 2.10
V1	VENTILATOR	0.60 X 0.90
OP1	OPENING	0.90 X 2.10
OP2	OPENING	1.00 X 2.10
OP3	OPENING METER ROOM	1.20 X 2.10
OP4	OPENING PHC RAMP	1.80 X 2.40
DW1	POOL SIDE ENTRY	2.3 X 2.35
DW2	GYM	3.2 X 2.35
DW3	PHYSIO	4.5 X 2.35
DW4	RESIDENT'S LONGE	2.6 X 2.35
FG1	CAFE/BAR	2.1 X 3.9
FG2	DINING	3.35 X 3.9
FG3	GYM & SPA	3.35 X 3.9
FG4	GYM & SPA	2.1 X 3.9
FG5	RESIDENT'S LOUNGE	2.1 X 3.9
FG6	CORRIDOR	4 X 3.9

OWNER SIGNATURE :

For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER SIGNATURE :

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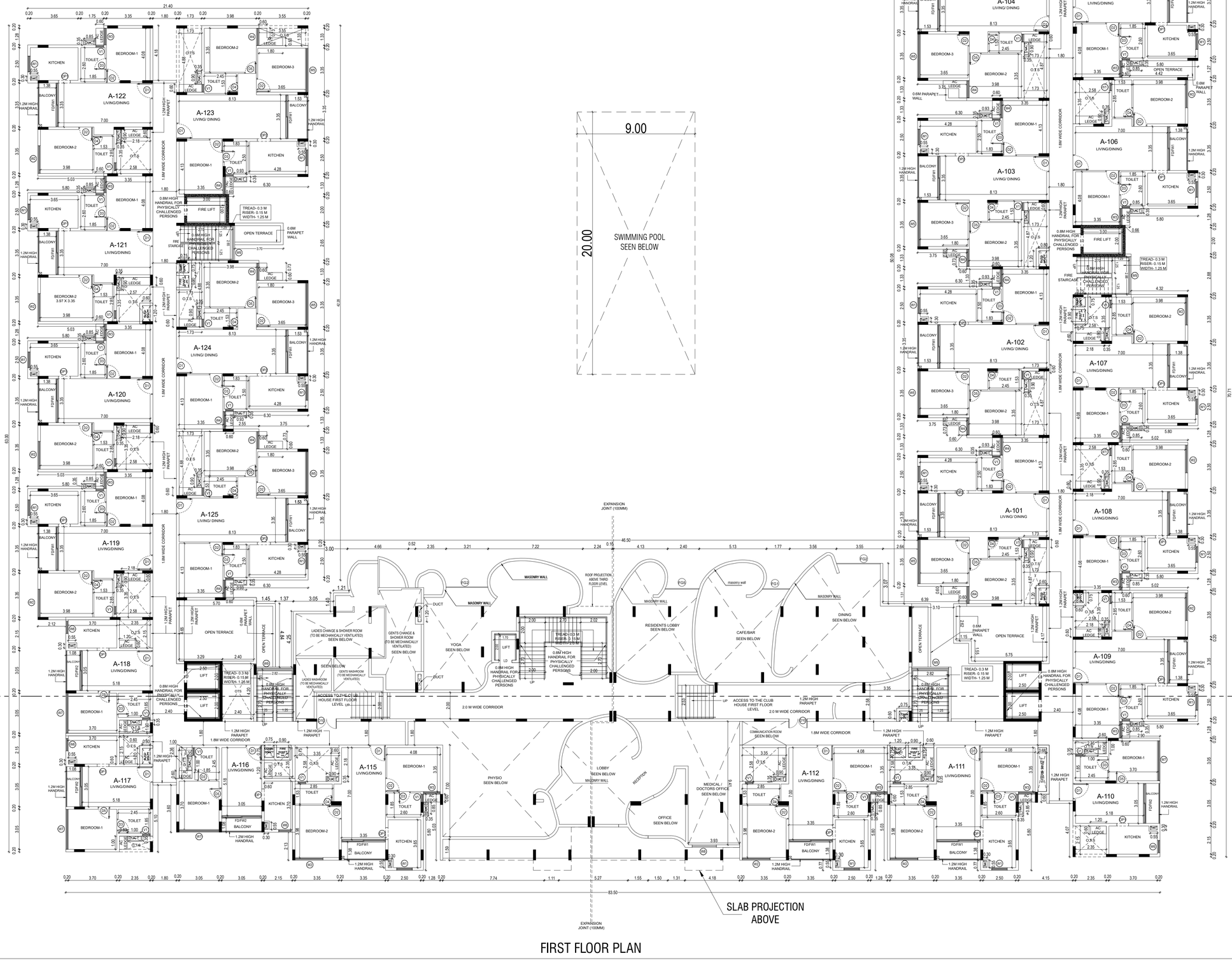
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street, Uthandi, Chennai - 600 119.
Reg. No. SE/GR-I/ 19 / 02 / 003
Reg. No. RSE/100/02/19
Reg. No. CGLRGN/ SE / GR-I / 2019 / 06 / 012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289



FIRST FLOOR PLAN

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+Ground floor +11 upper floors with 331 D/u & Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thirupurur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

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SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
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NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :

PROPOSED
ROAD
BOUNDARY

SCALE - 1 : 100

N E W S

GROUND FLOOR PLAN

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE
W1	KITCHEN WINDOW	1.20 X 1.20
W2	BEDROOM WINDOW	2.13 X 1.20
W3	BEDROOM WINDOW	1.28 X 1.35
W4	BEDROOM WINDOW	1.33 X 1.35
W5	BEDROOM WINDOW	3.35 X 1.20
W6	BEDROOM WINDOW	0.95 X 1.20
W7	BEDROOM WINDOW	3.05 X 1.20
W9	STAIRCASE WINDOW	2.85 X 1.20
LD	LIFT DOOR	0.9 X 2.1
D1	ENTRANCE DOOR	1.20 X 2.35
D2	BEDROOM DOOR	1.05 X 2.10
D3	TOILET DOOR	0.90 X 2.10
D4	TOILET DOOR	0.75 X 2.10
D5	BEDROOM DOOR	0.90 X 2.10
D6	CHANGING ROOM ENTRY	0.90 X 2.10
D7	CHANGING ROOM CUBICLE	0.75 X 2.10
D8	TOILET CUBICLE	0.7 X 2.10
D9	TOILET ENTRY DOOR	01 X 2.10
D10	PHYSIO ROOM	1.5 X 2.10
FD/FW1	FRENCH DOOR	3.35 X 2.10
FD/FW2	FRENCH DOOR	3.05 X 2.10
FD/FW3	FRENCH DOOR	2.88 X 2.10
V1	VENTILATOR	0.60 X 0.90
OP1	OPENING	0.90 X 2.10
OP2	OPENING	1.00 X 2.10
OP3	OPENING METER ROOM	1.20 X 2.10
OP4	OPENING PHC RAMP	1.80 X 2.40
DW1	POOL SIDE ENTRY	2.3 X 2.35
DW2	YOGA	3.2 X 2.35
DW3	PHYSIO	4.5 X 2.35
DW4	RESIDENT'S LONGE	2.6 X 2.35
FG1	CAFE/BAR	2.1 X 3.9
FG2	DINING	3.35 X 3.9
FG3	GYM & SPA	3.35 X 3.9
FG4	GYM & SPA	2.1 X 3.9
FG5	RESIDENT'S LOUNGE	2.1 X 3.9
FG6	CORRIDOR	4 X 3.9
RS1	ROLLING SHUTTER 1	2 X 2.4
RS2	ROLLING SHUTTER 2	3 X 2.4
RS3	ROLLING SHUTTER 3	1.2 X 2.4

OWNER SIGNATURE :

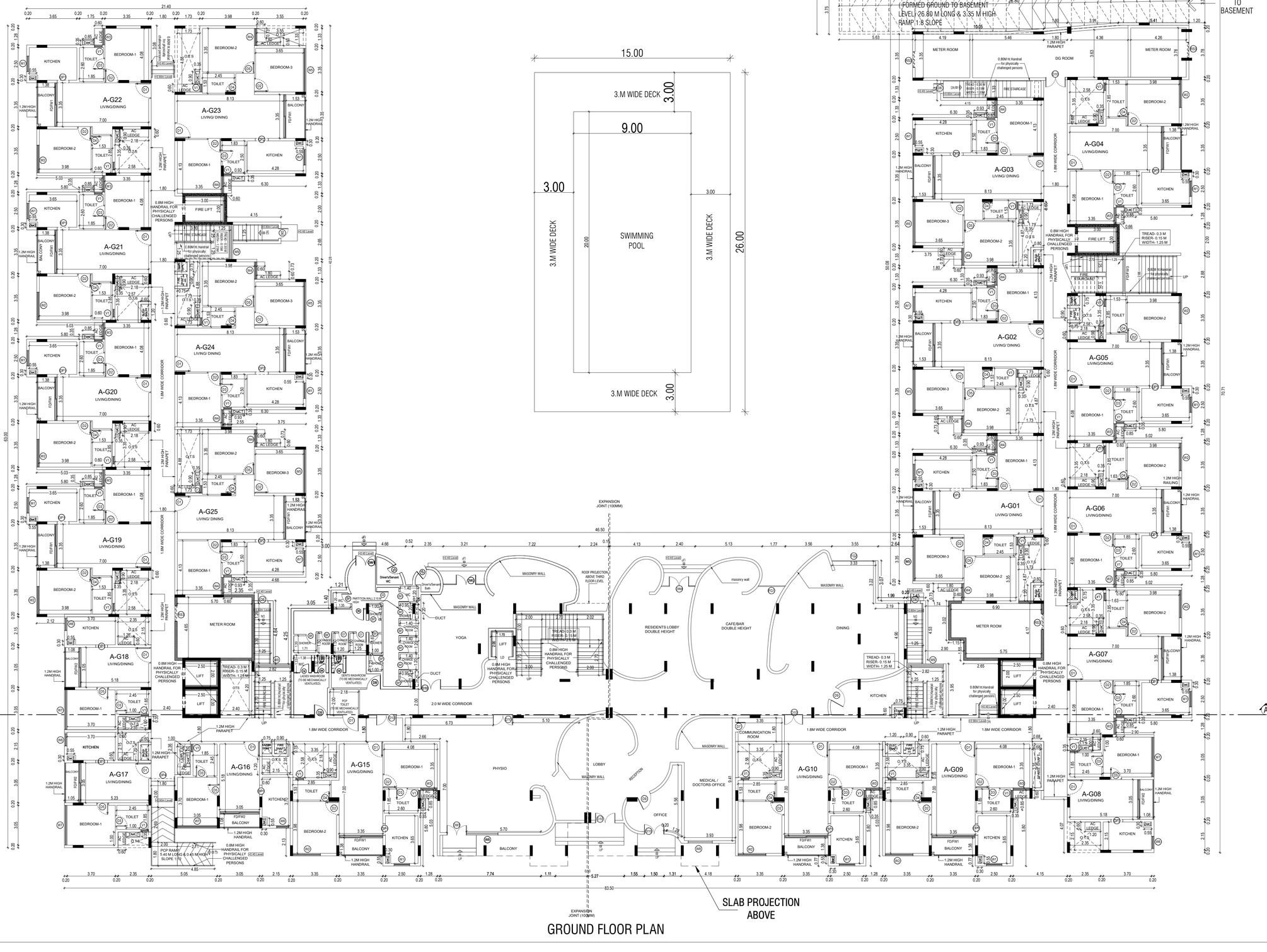
For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER SIGNATURE :

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Lancot, Muttu Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/GR2/19/02/303
Reg. No. RSE10019/2019
Reg. No. CGA/GN/ 92 / GN-1 / 2019 / 06 / 012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289



Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement + Ground floor +11 upper floors with 331 D/U & Clubhouse, Ground floor (partly) + First floor (partly) with Swimming pool on the Ground level at Plot-G (DTCP Approved Layout / Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thuporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SCHEDULE OF JOINERY			
NO.	DESCRIPTION	SIZE	
RS1	ROLLING SHUTTER 1	2 X 2.4 M	
RS2	ROLLING SHUTTER 2	3 X 2.4 M	
RS3	ROLLING SHUTTER 3	1.2 X 2.4 M	
LD	LIFT DOOR	0.9 X 2.1 M	

COLOR INDEX :

PASSAGE	
ROAD	
BOUNDARY	

SCALE - 1 : 200

BASEMENT FLOOR PLAN

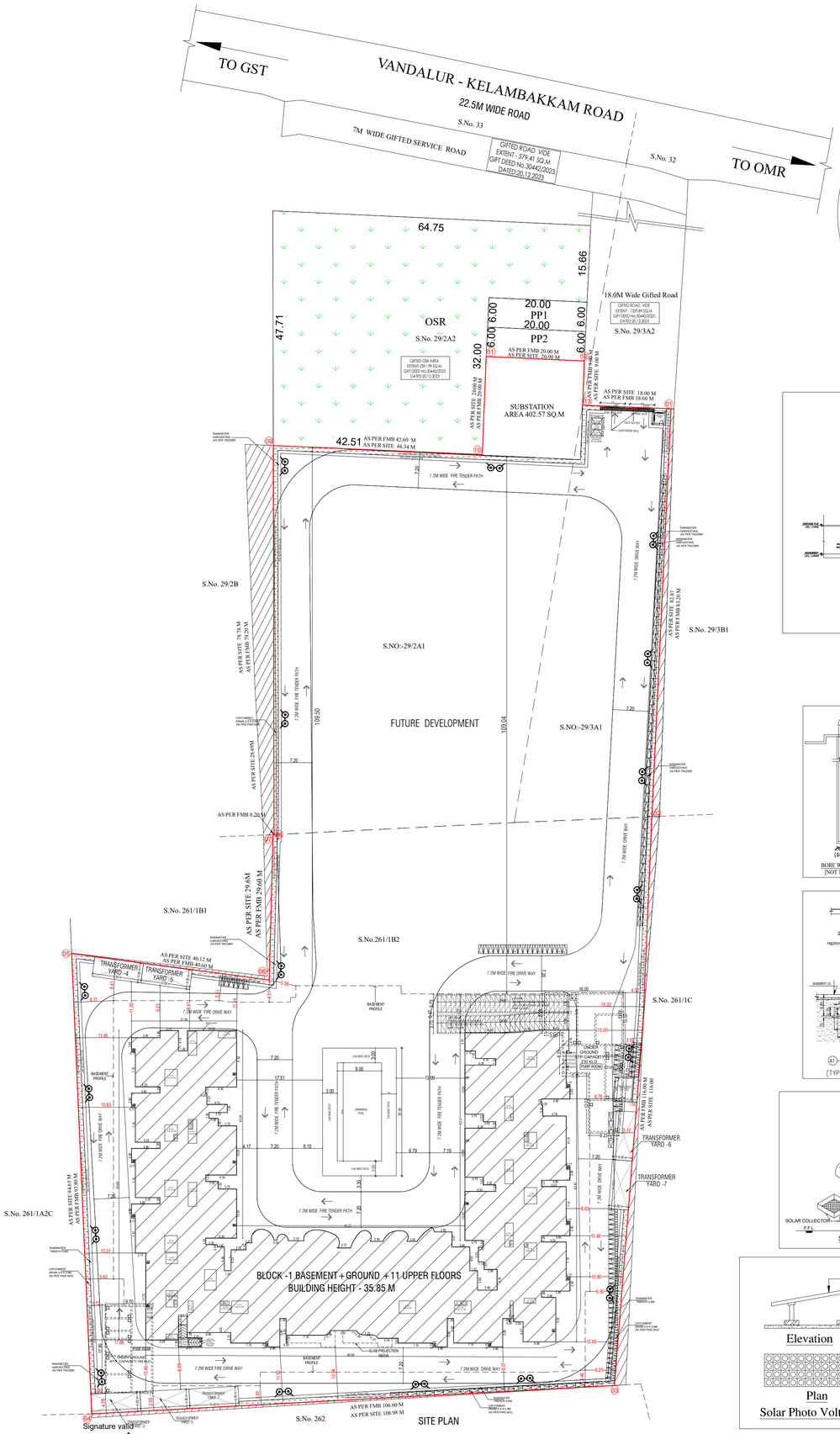
SPECIFICATION :

FOUNDATION	RAFT
COLUMN	R.C.C. RAMMED COLUMNS WITH 1:2:4
WALL MASONRY	R.R.STONE WALL IN CM 1:6
ROOFS	REINFORCED CEMENT CONCRETE WITH 1:2:4
FLOOR	P.C.C/RED OXIDE WITH 1:3
DOOR	SAL WOOD FRAME & SHUTTER WITH 1:3
WINDOW	ALUMINIUM SLIDING WITH 1:3
PAINTING	INTERNAL & EXTERNAL WITH 1:4
RAILING	M.S.RAILING
NOTE :	
1. ALL MEASUREMENTS ARE IN METERS	

OWNER SIGNATURE :		STRUCTURAL ENGINEER SIGNATURE :	ARCHITECT SIGNATURE :
	For CASAGRAND PRISM PRIVATE LIMITED Authorised Signatory		SANJAY BHARDWAJ ARCHITECT CA/1997/22289

PARKING SLOTS PROVIDED		
FLOOR	CAR	TWO WHEELER
BASEMENT PARKING	215	121

BASEMENT PLAN
AS PER FMB 108.60 M
AS PER SITE 108.98 M
3M WIDE DRIVE WAY
4.5M WIDE DRIVE WAY
5.5M WIDE DRIVE WAY
4.5M WIDE DRIVE WAY
3.09 M WIDE DRIVE WAY
4.5M WIDE DRIVE WAY
4.5M WIDE DRIVE WAY
3.2M WIDE DRIVE WAY
4.5M WIDE DRIVE WAY
4.5M WIDE DRIVE WAY
4.5



FLOOR NAME	FSI AREA IN SQ.M RESIDENTIAL	CLUB HOUSE	NON FSI AREA IN SQ.M	TOTAL BUILTUP AREA EXCLUDING DEDUCTION	OTS AND DUCT DEDUCTION	NO.OF DWELLING UNITS
BASEMENT	168.84		7239.86	7408.70		
GROUND FLOOR	2333.93	724.77	46.80	3105.50	394.29	21
1 FLOOR	2368.50			2368.50	1071.46	23
2 FLOOR	2684.67	280.43		2965.10	387.84	26
3 FLOOR	2945.10			2945.10	371.17	29
4 FLOOR	2945.10			2945.10	264.7	29
5 FLOOR	2945.10			2945.10	264.7	29
6 FLOOR	2945.10			2945.10	264.7	29
7 FLOOR	2945.10			2945.10	264.7	29
8 FLOOR	2945.10			2945.10	264.7	29
9 FLOOR	2945.10			2945.10	264.7	29
10 FLOOR	2945.10			2945.10	264.7	29
11 FLOOR	2945.10			2945.10	264.7	29
HEAD ROOM			69.64	69.64		
TOTAL	34061.84	1005.20	7356.30	42423.34	4342.36	331
SECURITY CABIN			5.76	5.76		
OWC AREA	19.5			19.50		
TOTAL	35086.54		7362.06	42448.60	4342.36	331
FSI ACHIEVED				35086.54		1.67
PLOT COVERAGE				21064.07		
				2970.36		14.10%
				21064.07		

PARKING	PARKING SLOTS PROVIDED CAR	TWO WHEELER
SURFACE PARKING		153
BASEMENT FLOOR	215	121

AREA STATEMENT	
DESCRIPTION	SQ.M
AS PER DOCUMENT	25778.26
AS PER PATTA	25800.00
GIFTED@18.M ROAD AREA (AS PER SUBDIVISION)	1329.89
GIFTED 7 M SERVICE ROAD AREA (AS PER SUBDIVISION)	579.41
GIFTED OSR AREA (AS PER SUBDIVISION)	2391.99
PP1 &PP2	240.00
PROPORTIATIONATE OSR AREA FOR PLOT B(i)	2060.87
GIFTED 7 M SERVICE ROAD AREA PROPORTIATIONATE (ii)	499.20
AS PER PATTA (AS PER SUBDIVISION)	18504.00
PATTA AREA INCLUDING OSR PROPORTIONATE & 7M GIFTED SERVICE ROAD (18504+2060.87+499.20)	21064.07
LAND EXTENT TAKEN FOR FSI	21064.07
SUBSTATION AREA	402.57

	REQUIRED		PROVIDED	
CAR PARKING REQUIRED	164	183	169	188
PHP PARKING	19		19	
10% VISITOR'S PARKING	19		19	
CAR PARKING	202		207	
CLUBHOUSE CAR PARKING	8		8	
TOTAL CAR PARKING	210		215	
TWO WHEELER PARKING	245		246	
10% VISITOR'S PARKING	28		28	
TOTAL TWO WHEELER	273		274	

UNIT AREA STATEMENT - PROPOSED BLOCK

BLOCK NAME	UNIT NAME	PLINTH AREA	AREA ABOVE 50 TO 75 SQM		AREA ABOVE 75 SQM TO 100 SQM		AREA ABOVE 100 SQM	DWELLING UNITS
			TWO WHEELER		TWO WHEELER	CAR	CAR	NOS
GROUND FLOOR	A-G01	105.84					1	1
	A-G02	105.68					1	1
	A-G03	105.86					1	1
	A-G04	85.68		1	0.5			1
	A-G05	85.58		1	0.5			1
	A-G06	85.48		1	0.5			1
	A-G07	85.46		1	0.5			1
	A-G08	51.01	1					1
	A-G09	85.58		1	0.5			1
	A-G10	85.07		1	0.5			1
	A-G15	84.01		1	0.5			1
	A-G16	50.74	1					1
	A-G17	50.72	1					1
	A-G18	50.33	1					1
	A-G19	85.19		1	0.5			1
	A-G20	85.46		1	0.5			1
	A-G21	85.48		1	0.5			1
	A-G22	85.58		1	0.5			1
	A-G23	106.00					1	1
	A-G24	105.89					1	1
	A-G25	105.86					1	1
	SUB TOTAL (G)		4	11	5.5	6	21	
FIRST FLOOR	A-101	105.84					1	1
	A-102	105.68					1	1
	A-103	105.52					1	1
	A-104	105.84					1	1
	A-105	85.58		1	0.5			1
	A-106	85.58		1	0.5			1
	A-107	85.58		1	0.5			1
	A-108	85.48		1	0.5			1
	A-109	85.46		1	0.5			1
	A-110	51.01	1					1
	A-111	85.58		1	0.5			1
	A-112	85.58		1	0.5			1
	A-115	85.29		1	0.5			1
	A-116	50.74	1					1
	A-117	50.72	1					1
	A-118	50.33	1					1
	A-119	85.19		1	0.5			1
	A-120	85.46		1	0.5			1
	A-121	85.48		1	0.5			1
	A-122	85.58		1	0.5			1
	A-123	106.00					1	1
	A-124	105.87					1	1
	A-125	105.84					1	1
	SUB TOTAL (01)		4	12	6	7	23	
SECOND FLOOR	A-201	105.84					1	1
	A-202	105.68					1	1
	A-203	105.52					1	1
	A-204	105.83					1	1
	A-205	85.58		1	0.5			1
	A-206	85.58		1	0.5			1
	A-207	85.58		1	0.5			1
	A-208	85.48		1	0.5			1
	A-209	85.46		1	0.5			1
	A-210	51.01	1					1
	A-211	85.58		1	0.5			1
	A-212	85.48		1	0.5			1
	A-213	85.58		1	0.5			1
	A-214	85.58		1	0.5			1
	A-215	85.19		1	0.5			1
	A-216	50.74	1					1
	A-217	50.72	1					1
	A-218	50.33	1					1
	A-219	85.19		1	0.5			1
	A-220	85.46		1	0.5			1
	A-221	85.48		1	0.5			1
	A-222	85.58		1	0.5			1
	A-223	106.03					1	1
	A-224	105.87					1	1
	A-225	105.84					1	1
	A-229	84.77		1	0.5			1
	SUB TOTAL (02)		4	15	7.5	7	26	
THIRD FLOOR	A-301	105.84					1	1
	A-302	105.68					1	1
	A-303	105.52					1	1
	A-304	105.83					1	1
	A-305	85.58		1	0.5			1
	A-306	85.58		1	0.5			1
	A-307	85.58		1	0.5			1
	A-308	85.48		1	0.5			1
	A-309	85.46		1	0.5			1
	A-310	51.01	1					1
	A-311	85.58		1	0.5			1
	A-312	85.48		1	0.5			1
	A-314	85.58		1	0.5			1
	A-315	85.19		1	0.5			1
	A-316	50.74	1					1
	A-317	50.72	1					1
	A-318	50.33	1					1
	A-319	85.19		1	0.5			1
	A-320	85.46		1	0.5			1
	A-321	85.48		1	0.5			1
	A-322	85.46		1	0.5			1
	A-323	106.00					1	1
	A-324	105.87					1	1
	A-325	105.84					1	1
	A-326	85.58		1	0.5			1
	A-327	85.48		1	0.5			1
	A-328	85.68		1	0.5			1
	A-329	85.58		1	0.5			1
	SUB TOTAL (03)		4	18	9	7	29	
TYPICAL FLOORS (4th to 11th Floor)	A-401-1101	105.84					1	1
	A-402-1102	105.68					1	1
	A-403-1103	105.52					1	1
	A-404-1104	105.83					1	1
	A-405-1105	85.58		1	0.5			1
	A-406-1106	85.58		1	0.5			1
	A-407-1107	85.58		1	0.5			1
	A-408-1108	85.48		1	0.5			1
	A-409-1109	85.46		1	0.5			1
	A-410-1110	51.01	1					1
	A-411-1111	85.58		1	0.5			1
	A-412-1112	85.48		1	0.5			1
	A-413-1113	85.58		1	0.5			1
	A-414-1114	85.58		1	0.5			1
	A-415-1115	85.19		1	0.5			1
	A-416-1116	50.74	1					1
	A-417-1117	50.72	1					1
	A-418-1118	50.33	1					1
	A-419-1119	85.19		1	0.5			1
	A-420-1120	85.46		1	0.5			1
	A-421-1121	85.48		1	0.5			1
	A-422-1122	85.46		1	0.5			1
	A-423-1123	106.03					1	1
	A-424-1124	105.87					1	1
	A-425-1125	105.84					1	1
	A-426-1126	85.58		1	0.5			1
	A-427-1127	85.48		1	0.5			1
	A-428-1128	85.68		1	0.5			1
	A-429-1129	85.58		1	0.5			1
			4	18	9	7	29	
TYPICAL FLOORS 4th to 11th (Un			32	144	72	56	232	
GRAND TOTAL (1+02+03+typical			48	200	100	83	331	
TOTAL TWO PARKING REQUIRED			248					
TOTAL CAR PARKING REQUIRED						183		
10% VISITORS PARKING						19		
REQUIRED PARKING			273			202		
CLUB HOUSE						5		
TOTAL REQUIRED PARKING			273			250		

SHEET NO : 01/12

Plan showing the Proposed Construction of Residential High Rise Building Development Consists of Basement+Ground floor +11 upper floors with 331 D/u &Clubhouse: Ground floor (partly)+ First floor (partly) with Swimming pool on the Ground level at Plot-B (DTCP Approved Layout /Subdivision No. 264/2023 dated 27.12.2023) comprised in Sy.Nos.29/2A1, 29/3A1, 261/1B2 of Pudupakkam Village & Panchayat, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpet District.

SPECIFICATION:-

FOUNDATION: R.C.C RAFT FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT
WEATHERING COURSE: PRESSED TILES \CEMENT MORTOR\ LIME BRICK JELLY CONCRETE \R.C.C.SLAB.

NOTE :-

1. ALL MEASUREMENTS ARE IN METERS

COLOR INDEX :
PROPOSED
ROAD
BOUNDARY

SCALE - 1 : 350

SITE PLAN

SCHEDULE OF JOINERY

NO.	DESCRIPTION	SIZE
D4	SECURITY CABIN DOOR	0.75 X 2.10
W	SECURITY CABIN WINDOW	1.20 X 1.50
RS1	ROLLING SHUTTER 1	2 X 2.40
RS2	ROLLING SHUTTER 2	3 X 2.40
RS3	ROLLING SHUTTER 3	1.20 X 2.40

OWNER SIGNATURE :

For CASAGRAND FRESH PRIVATE LIMITED
Authorised Signatory

STRUCTURAL ENGINEER 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-1/19/02/003
Reg. No. RSE/10/2020/114
Reg. No. CGLRGN/SE/GR-1/2019/06/012

ARCHITECT SIGNATURE :

SANJAY BHARDWAJ
ARCHITECT
CA/1997/22289

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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+91 9996 12 9996

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.