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RERA Document

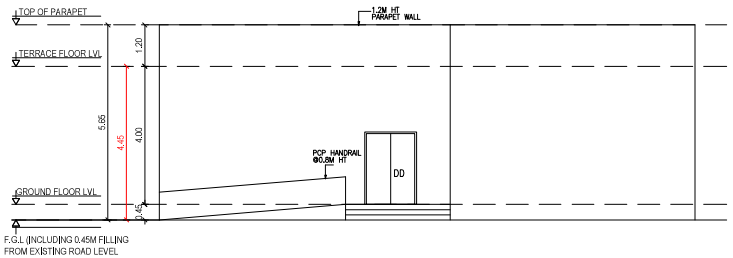
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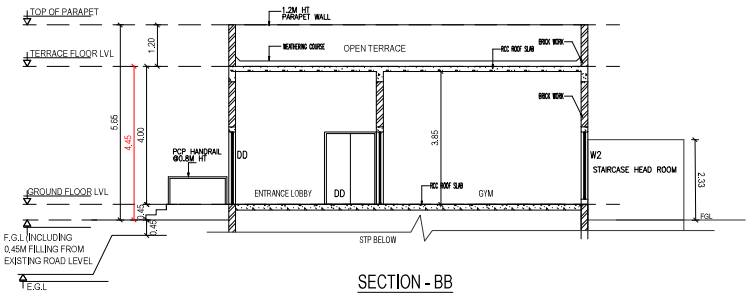
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OMR Thoraipakkam,
Chennai 600 097, India

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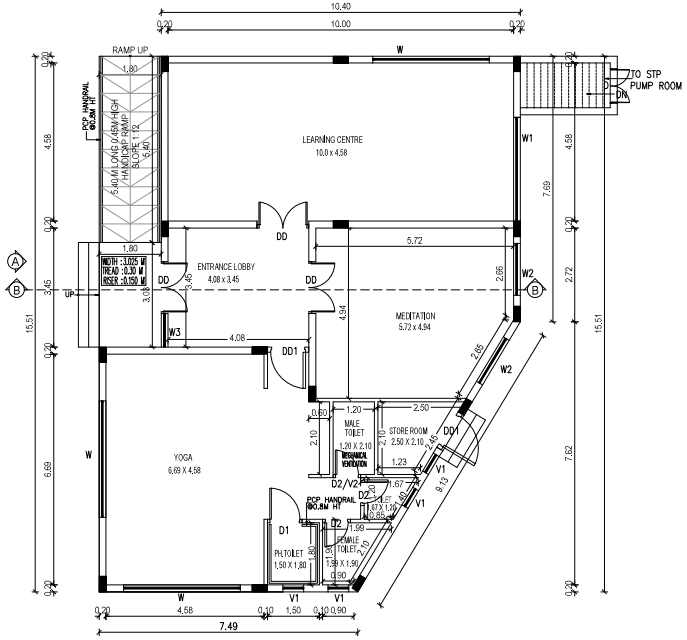
DIGITALLY VERIFIED RECORD



ELEVATION - A

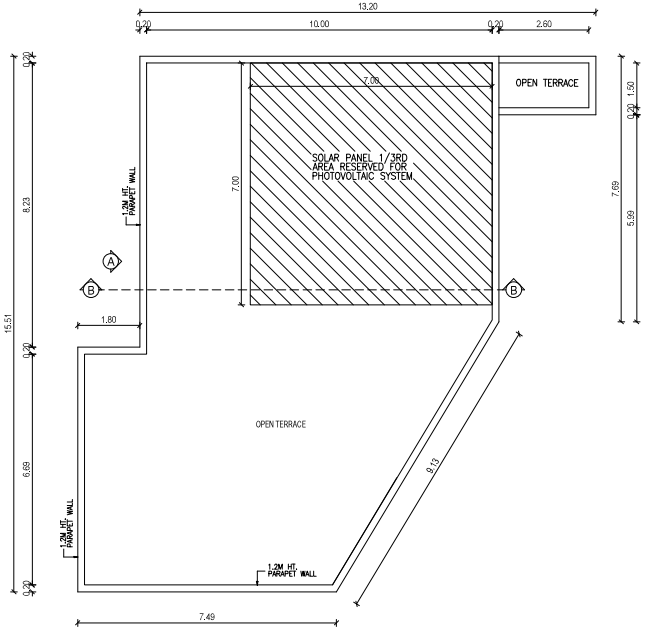


SECTION - BB



GROUND FLOOR PLAN

BLOCK-21



TERRACE FLOOR PLAN

BLOCK-21

SHEET NO: 08/08

Plan Showing the Proposed Construction of Residential Non-High Rise Group Development Building Consists of 21 Blocks, Block 1 To 20: Ground Floor +First Floor + Second Floor (Partly), Totally 20 D/U, Block 21: (Amenity Block) - Ground Floor Comprised in S.Nos . 139/3A2, 139/3B, 139/4, 139/5, 139/6, 140/2 & 140/3 of Chettipalayam Village, Tiruppur North Taluk, Tiruppur City Municipal Corporation, Tiruppur District.

File No. SWP/BPA/0628735/2025 Date: 21.08.2025

BLOCK : 21 - AMENITY BLOCK
GROUND FLOOR PLAN ,TERRACE FLOOR & ELEVATION-AA, SECTION-BB

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.50 X 2.10
DD1	DOUBLE DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
WINDOW		
W	WINDOW	3.38 X 1.95
W1	WINDOW	3.00 X 1.95
W2	WINDOW	1.50 X 1.95
W3	WINDOW	0.97 X 1.95
VENTILATION		
V1	VENTILATOR	0.60 X 0.90
V2	VENTILATOR	0.80 X 0.60

COLOUR CODE	SCALE- 1:100
PROPOSED	
EXISTING ROAD	
BOUNDARY	

North

ALL DIMENSIONS ARE IN METER

FOUNDATION:
ISOLATED FOOTING OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.
SUPER STRUCTURE:
100 THK, INTERNAL & 200THK EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5
R.C.C. WORK:
R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.
FLOORING:
CERAMIC FLOORING.
WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.
NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

OWNER'S SIGNATURE

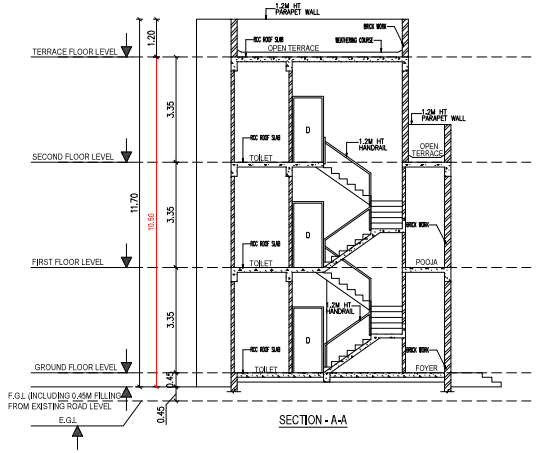
For CASAGRAND COVAAN PRIVATE LIMITED
AUTHORISED SIGNATORY

SIGNATURE OF STRUCTURAL ENGINEER

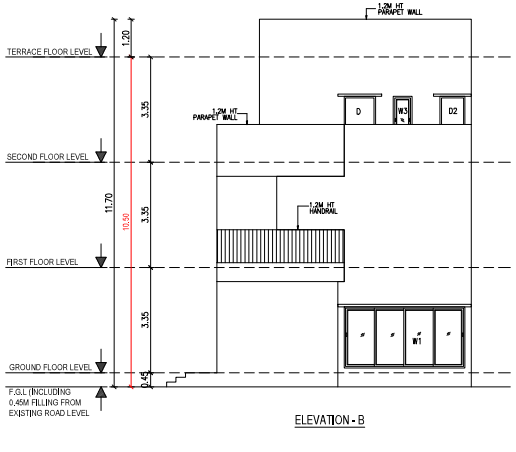
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 103, VGP Layout, Mullai Street, Ithands, Chennai - 600 119.
Reg. No. SE/1/2024/12/0014
Reg. No. KSE/100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

SIGNATURE OF ARCHITECT

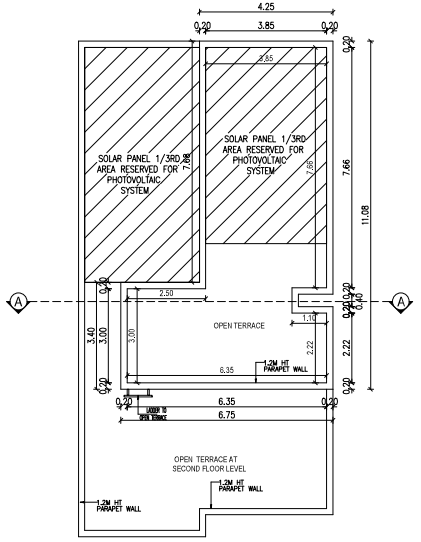
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/49580
#12A, Roomscape "The Village"
Pillayar Kovil Street, Thalambur,
Chennai - 600 130.
Ph: 75500 55561
Email: architectlenin@yahoo.com



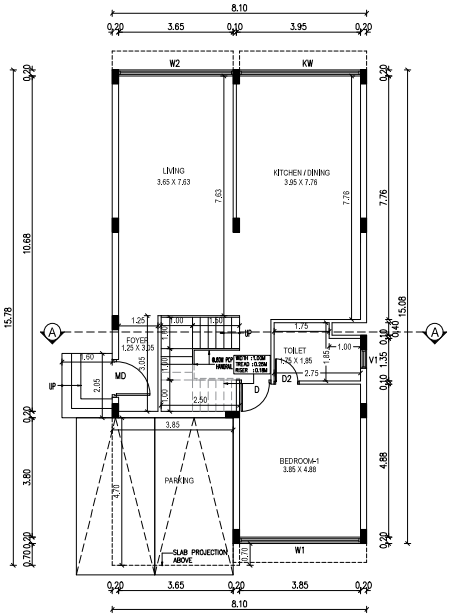
SECTION - A-A



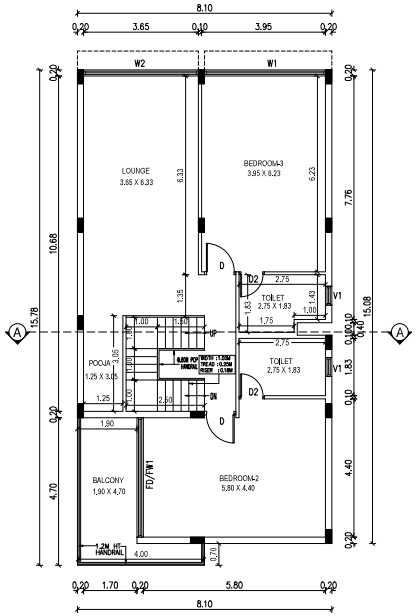
ELEVATION - B



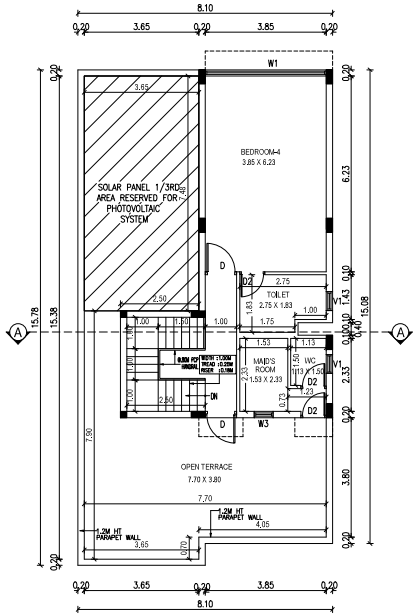
B TERRACE FLOOR PLAN - (BLOCK - 18,19,20)



B GROUND FLOOR PLAN - (BLOCK - 18,19,20)



B FIRST FLOOR PLAN - (BLOCK - 18,19,20)



B SECOND FLOOR PLAN - (BLOCK - 18,19,20)

SHEET NO: 07/08

Plan Showing the Proposed Construction of Residential Non-High Rise Group Development Building Consists of 21 Blocks, Block 1 To 20: Ground Floor +First Floor + Second Floor (Partly), Totally 20 D/U, Block 21: (Amenity Block) - Ground Floor Comprised in S.Nos . 139/3A2, 139/3B, 139/4, 139/5, 139/6, 140/2 & 140/3 of Chettipalayam Village, Tiruppur North Taluk, Tiruppur City Municipal Corporation, Tiruppur District.

File No. SWP/BPA/0628735/2025 Date: 21.08.2025

BLOCK : 18,19,20
GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, TERRACE FLOOR PLAN, ELEVATION & SECTION

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	3.80 X 2.10
W1	WINDOW	3.85 X 1.95
W2	WINDOW	3.65 X 1.95
W3	WINDOW	0.60 X 1.95
KW	KITCHEN WINDOW	3.85 X 1.95
V1	VENTILATOR	0.60 X 1.30

COLOUR CODE | SCALE- 1:100

PROPOSED
EXISTING ROAD
BOUNDARY

ALL DIMENSIONS ARE IN METER

FOUNDATION:
ISOLATED FOOTING OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
100 THK, INTERNAL & 200THK EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C. WORK:
R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

OWNER'S SIGNATURE

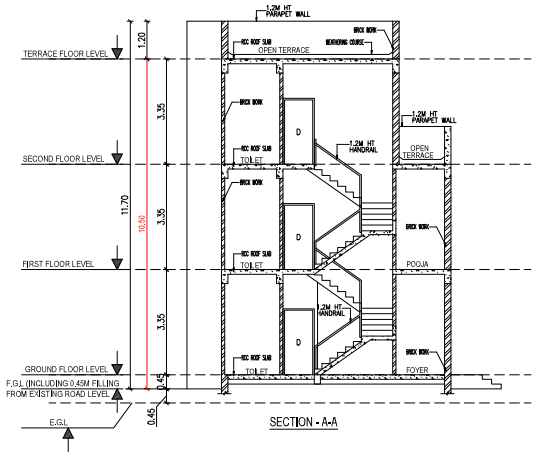
For CASAGRAND COVAAN PRIVATE LIMITED
AUTHORISED SIGNATORY

SIGNATURE OF STRUCTURAL ENGINEER

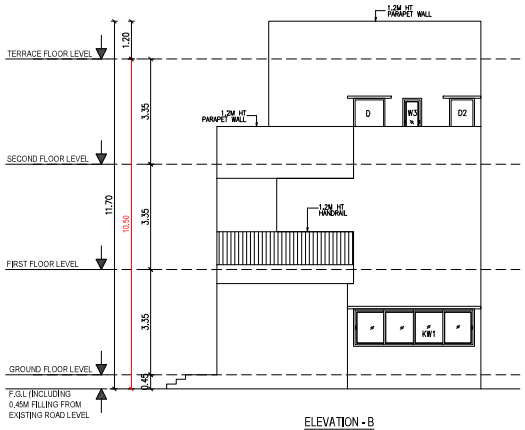
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE/1003620/19
Reg. No. CGL/DIST/SE/G+1/2024/ 07/ 005

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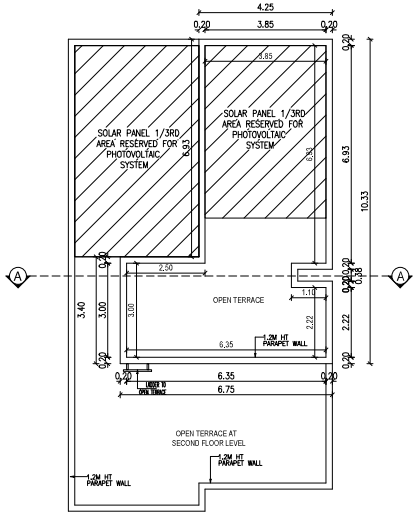
K.P. LENIN, B.Arch.,
Registered Architect
C.A. No. CA/2008/49880
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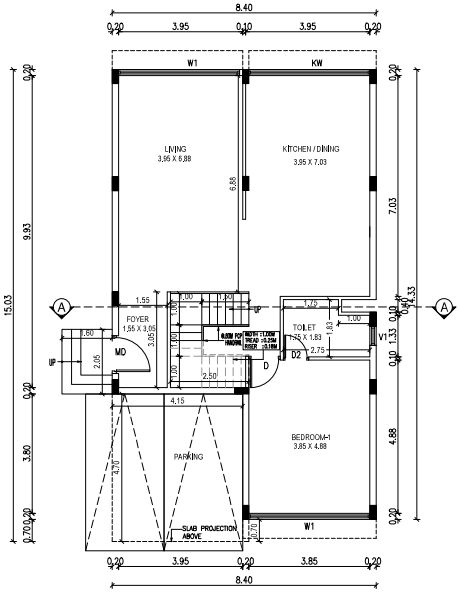
SECTION - A-A



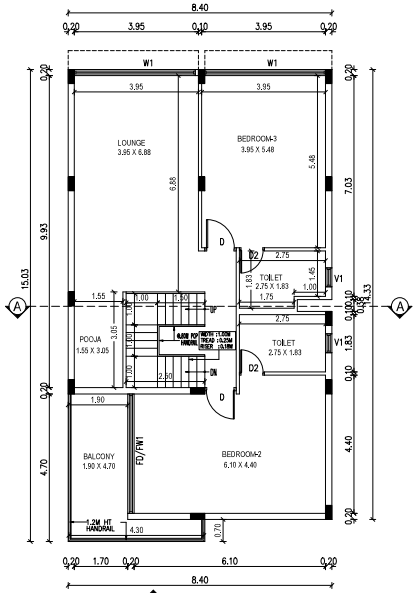
ELEVATION - B



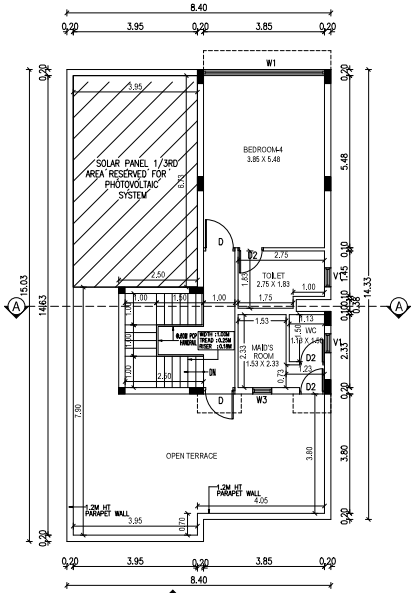
B TERRACE FLOOR PLAN - (BLOCK - 17)



B GROUND FLOOR PLAN - (BLOCK - 17)



B FIRST FLOOR PLAN - (BLOCK - 17)



B SECOND FLOOR PLAN - (BLOCK - 17)

SHEET NO: 06/08

Plan Showing the Proposed Construction of Residential Non-High Rise Group Development Building Consists of 21 Blocks, Block 1 To 20: Ground Floor +First Floor + Second Floor (Partly), Totally 20 D/U, Block 21: (Amenity Block) - Ground Floor Comprised in S.Nos . 139/3A2, 139/3B, 139/4, 139/5, 139/6, 140/2 & 140/3 of Chettipalayam Village, Tiruppur North Taluk, Tiruppur City Municipal Corporation, Tiruppur District.

File No. SWP/BPA/0628735/2025 Date: 21.08.2025

BLOCK : 17
GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, TERRACE FLOOR PLAN, ELEVATION & SECTION

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	3.80 X 2.10
W1	WINDOW	4.17 X 1.95
W3	WINDOW	0.60 X 1.95
KW	KITCHEN WINDOW	4.17 X 1.95
V1	VENTILATOR	0.60 X 1.30

COLOUR CODE | SCALE- 1:100

PROPOSED
EXISTING ROAD
BOUNDARY

ALL DIMENSIONS ARE IN METER

FOUNDATION:
ISOLATED FOOTING OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
100 THK, INTERNAL & 200THK EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C. WORK:
R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

OWNER'S SIGNATURE

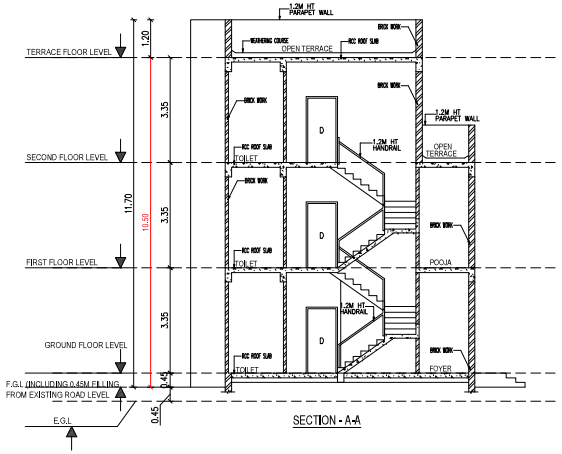
For CASAGRAND COVAIAN PRIVATE LIMITED
AUTHORISED SIGNATORY

SIGNATURE OF STRUCTURAL ENGINEER

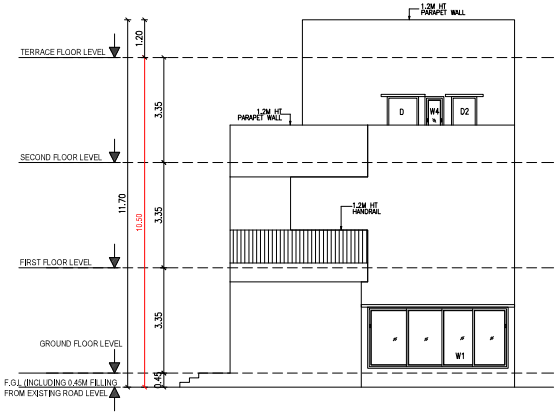
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mutlu Street,
Uthandi, Chennai - 607 119.
Reg. No. SE/1/2024/21/0014
Reg. No. ASE/0382019
Reg. No. CGLDIST/SE/G-I/2024/ 07/ 005

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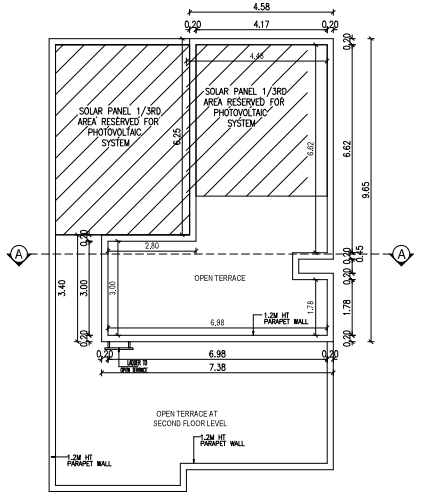
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
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Pillaiyar Koil Street, Thallanbur,
Chennai - 600 130.
Ph: 76500 55541
Email: architectlenin@yahoo.com



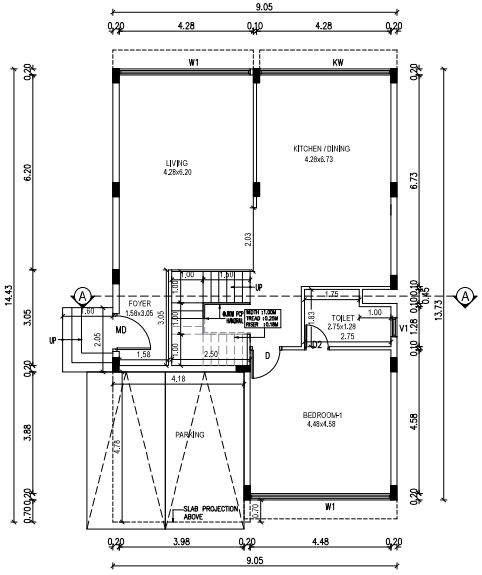
SECTION - A-A



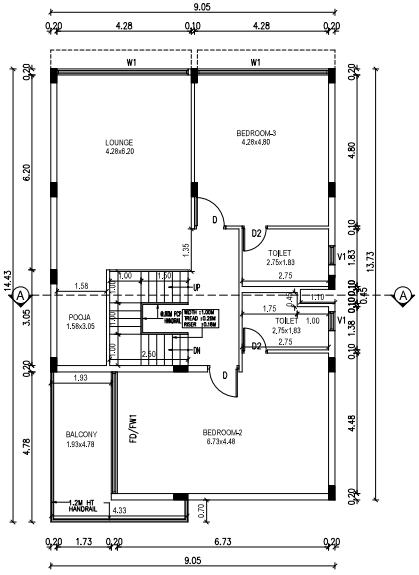
ELEVATION - B



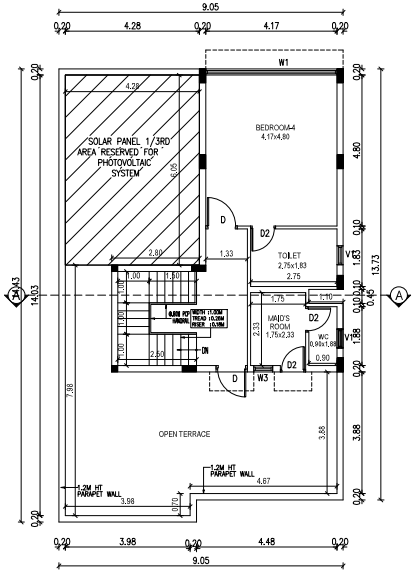
Ⓑ TERRACE FLOOR PLAN - (BLOCK - 16)



Ⓑ GROUND FLOOR PLAN - (BLOCK - 16)



Ⓑ FIRST FLOOR PLAN - (BLOCK - 16)



Ⓑ SECOND FLOOR PLAN - (BLOCK - 16)

SHEET NO: 05/08

Plan Showing the Proposed Construction of Residential Non-High Rise Group Development Building Consists of 21 Blocks, Block 1 To 20: Ground Floor +First Floor + Second Floor (Partly), Totally 20 D/U, Block 21: (Amenity Block) - Ground Floor Comprised in S.Nos . 139/3A2, 139/3B, 139/4, 139/5, 139/6, 140/2 & 140/3 of Chettipalayam Village, Tiruppur North Taluk, Tiruppur City Municipal Corporation, Tiruppur District.

File No. SWP/BPA/0628735/2025 Date: 21.08.2025

BLOCK : 16
GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, TERRACE FLOOR PLAN, ELEVATION & SECTION

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	3.80 X 2.10
W1	WINDOW	4.17 X 1.95
W3	WINDOW	0.60 X 1.95
KW	KITCHEN WINDOW	4.17 X 1.95
V1	VENTILATOR	0.60 X 1.30

COLOUR CODE | SCALE- 1:100

PROPOSED
EXISTING ROAD
BOUNDARY

ALL DIMENSIONS ARE IN METER

FOUNDATION:
ISOLATED FOOTING OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
100 THK, INTERNAL & 200THK EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C. WORK:
R.C COLUMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

OWNER'S SIGNATURE

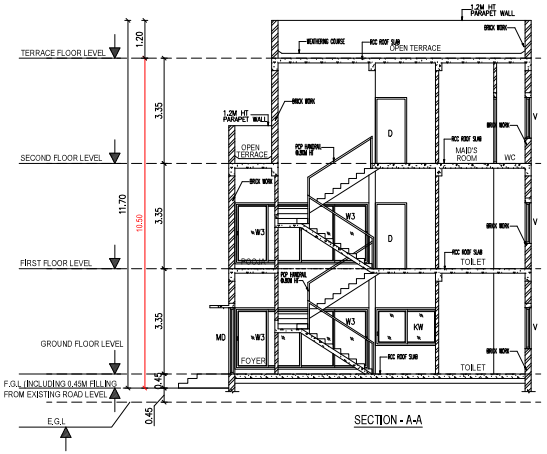
For CASAGRAND COVAAN PRIVATE LIMITED
AUTHORISED SIGNATORY

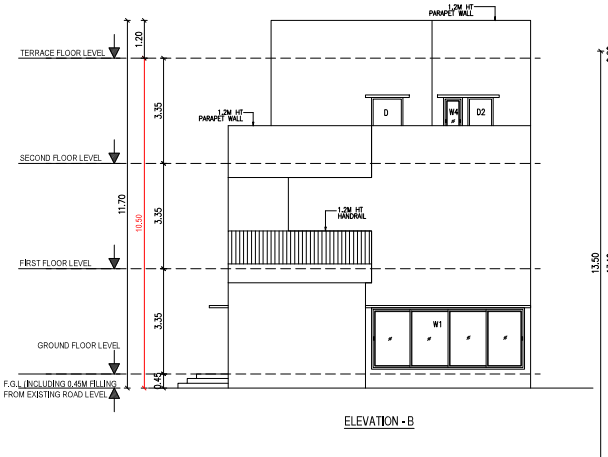
SIGNATURE OF STRUCTURAL ENGINEER

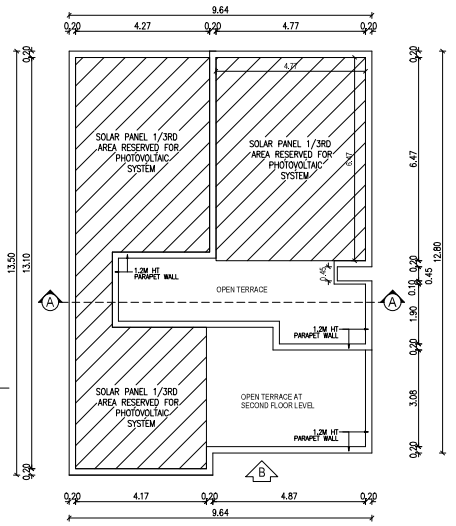
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE / I / 3024 / I / 0014
Reg. No. RSE100392019
Reg. No. COIDSTU/SE/I-0+1/2014/ 07/ 005

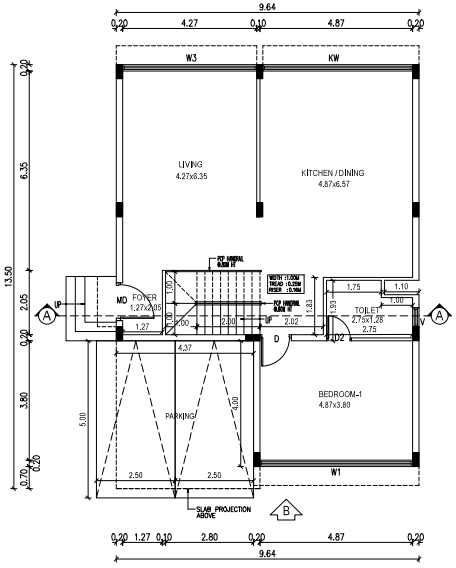
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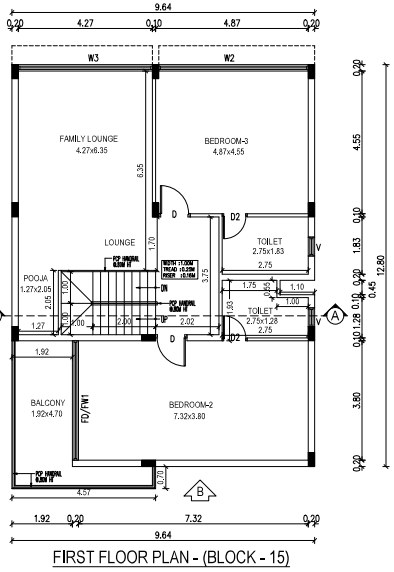
K.P. LENIN, B.Arch.,
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C.A. No. CA/2009/45680
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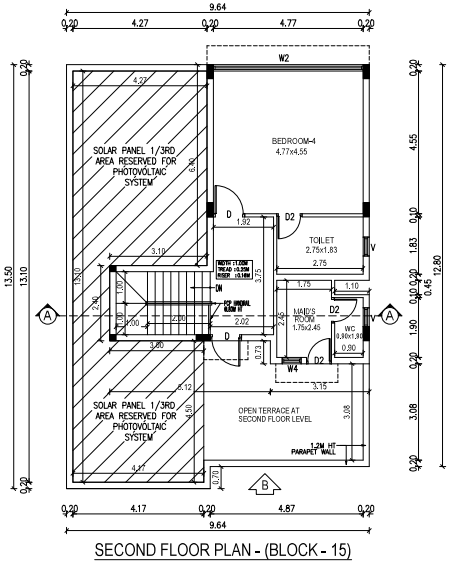












SHEET NO: 04/08

Plan Showing the Proposed Construction of Residential Non-High Rise Group Development Building Consists of 21 Blocks, Block 1 To 20: Ground Floor +First Floor + Second Floor (Partly), Totally 20 D/U, Block 21: (Amenity Block) - Ground Floor Comprised in S.Nos . 139/3A2, 139/3B, 139/4, 139/5, 139/6, 140/2 & 140/3 of Chettipalayam Village, Tiruppur North Taluk, Tiruppur City Municipal Corporation, Tiruppur District.

File No. SWP/BPA/0628735/2025 Date: 21.08.2025

BLOCK : 15
GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, TERRACE FLOOR PLAN, ELEVATION & SECTION

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	3.80 X 2.10
W1	WINDOW	4.865 X 1.95
W2	WINDOW	4.765 X 1.95
W3	WINDOW	4.27 X 1.95
W4	WINDOW	0.60 X 1.95
KW	KITCHEN WINDOW	4.765 X 1.20
V1	VENTILATOR	0.60 X 1.30

COLOUR CODE | SCALE- 1:100

PROPOSED
EXISTING ROAD
BOUNDARY

ALL DIMENSIONS ARE IN METER

FOUNDATION:
ISOLATED FOOTING OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
100 THK, INTERNAL & 200THK EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C. WORK:
R.C COLUMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING:
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ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

OWNER'S SIGNATURE

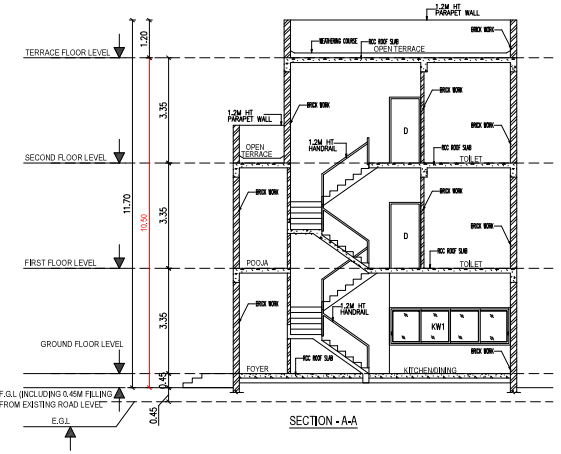
For CASAGRAND COVAAN PRIVATE LIMITED
AUTHORISED SIGNATORY

SIGNATURE OF STRUCTURAL ENGINEER

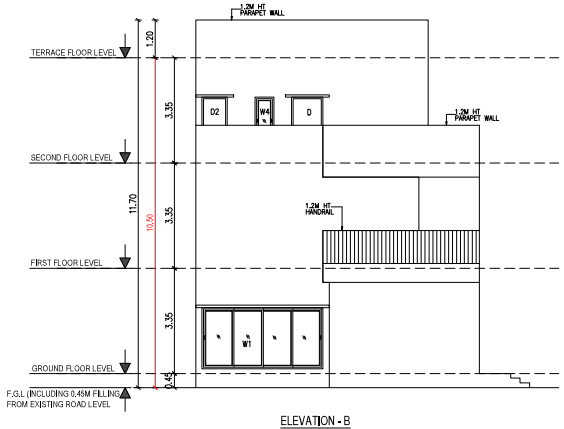
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 55, VGP Lane4, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. KSE/100382019
Reg. No. CGLDIST/SE/ GrI/ 2024/ 07/ 005

SIGNATURE OF ARCHITECT

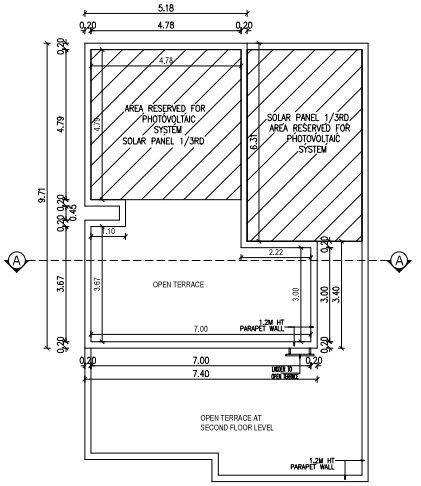
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45880
#12A, Poonnagar "The Village"
Pillaiyar Kovil Street, Thiruverkadu,
Chennai - 600 077.
Ph: 75500 55541
Email: architectlenin@yahoo.com



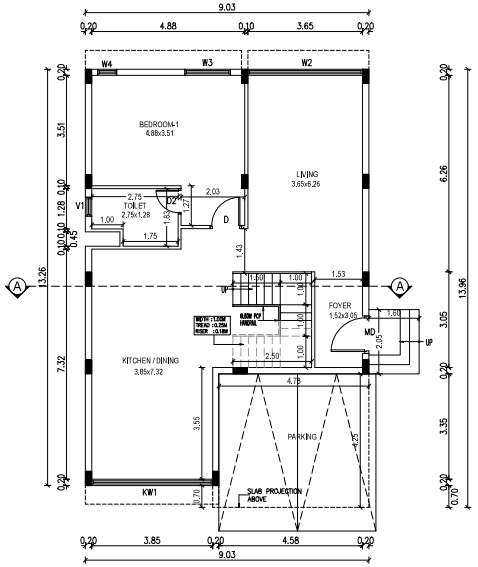
SECTION - A-A



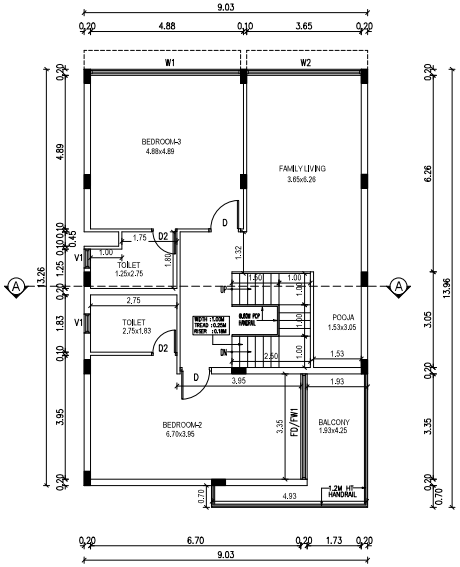
ELEVATION - B



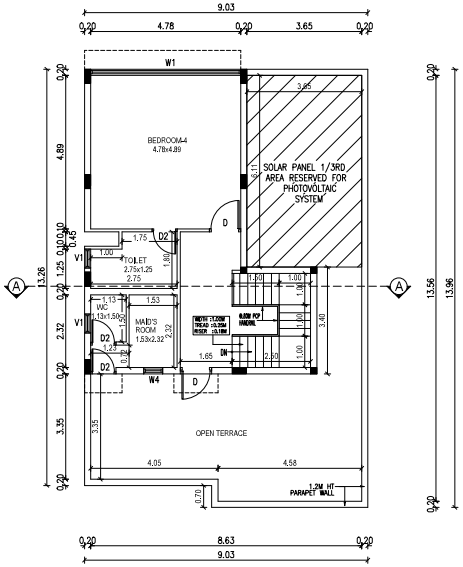
B TERRACE FLOOR PLAN - (BLOCK - 14)



B GROUND FLOOR PLAN - (BLOCK - 14)



B FIRST FLOOR PLAN - (BLOCK - 14)



B SECOND FLOOR PLAN - (BLOCK - 14)

SHEET NO: 03/08

Plan Showing the Proposed Construction of Residential Non-High Rise Group Development Building Consists of 21 Blocks, Block 1 To 20: Ground Floor +First Floor + Second Floor (Partly), Totally 20 D/U, Block 21: (Amenity Block) - Ground Floor Comprised in S.Nos . 139/3A2, 139/3B, 139/4, 139/5, 139/6, 140/2 & 140/3 of Chettipalayam Village, Tiruppur North Taluk, Tiruppur City Municipal Corporation, Tiruppur District.

File No. SWP/BPA/0628735/2025 Date: 21.08.2025

BLOCK : 14
GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, TERRACE FLOOR PLAN, ELEVATION & SECTION

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	3.35 X 2.10
W1	WINDOW	4.775 X 1.95
W2	WINDOW	3.65 X 1.95
W3	WINDOW	1.45 X 1.95
W4	WINDOW	0.60 X 1.95
KW1	KITCHEN WINDOW	3.85 X 1.95
V1	VENTILATOR	0.60 X 1.30

COLOUR CODE | SCALE- 1:100

PROPOSED
EXISTING ROAD
BOUNDARY

ALL DIMENSIONS ARE IN METER

FOUNDATION:
ISOLATED FOOTING OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
100 THK, INTERNAL & 200THK EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C. WORK:
R.C COLUMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

OWNER'S SIGNATURE

For CASAGRAND COVAAN PRIVATE LIMITED
AUTHORISED SIGNATORY

SIGNATURE OF STRUCTURAL ENGINEER

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Nutal Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/J/2/0014
Reg. No. RSE/1003630/19
Reg. No. CGL0107/ SE / Gr-I / 2024/ 07/ 005

SIGNATURE OF ARCHITECT

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45660
#124, Roomscape "The Village"
Pillaiyar Kovil Street, Thalambur,
Chennai - 600 130.
Ph: 75500 85541
Email: architectlenin@yahoo.com

SHEET NO: 02/08

Plan Showing the Proposed Construction of Residential Non-High Rise Group Development Building Consists of 21 Blocks, Block 1 To 20: Ground Floor +First Floor + Second Floor (Partly), Totally 20 D/U, Block 21: (Amenity Block) - Ground Floor Comprised in S.Nos . 139/3A2, 139/3B, 139/4, 139/5, 139/6, 140/2 & 140/3 of Chettipalayam Village, Tiruppur North Taluk, Tiruppur City Municipal Corporation, Tiruppur District.

File No. SWP/BPA/0628735/2025 Date: 21.08.2025

BLOCK : 1 T0 13
GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, TERRACE FLOOR PLAN, ELEVATION & SECTION

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	3.80 X 2.10
W1	WINDOW	3.85 X 1.95
W2	WINDOW	3.65 X 1.95
W3	WINDOW	0.60 X 1.95
KW1	KITCHEN WINDOW	3.85 X 1.95
V1	VENTILATOR	0.60 X 1.30

COLOUR CODE | SCALE- 1:100

PROPOSED
EXISTING ROAD
BOUNDARY

ALL DIMENSIONS ARE IN METER

FOUNDATION:
ISOLATED FOOTING OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
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R.C.C. WORK:
R.C COLUMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
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NOTE:
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OWNER'S SIGNATURE

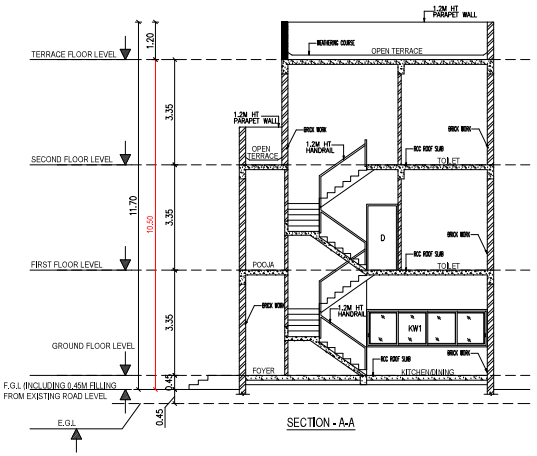
For CASAGRAND COVAAN PRIVATE LIMITED
AUTHORISED SIGNATORY

SIGNATURE OF STRUCTURAL ENGINEER

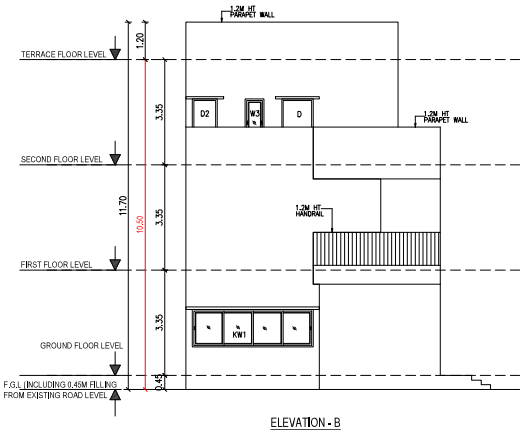
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Reg. No. SE/1/ 2004 / 2 / 0014
Reg. No. KSE/00382019
Reg. No. CO/STST/ SE / G+1/ 2024/ 07/ 005

SIGNATURE OF ARCHITECT

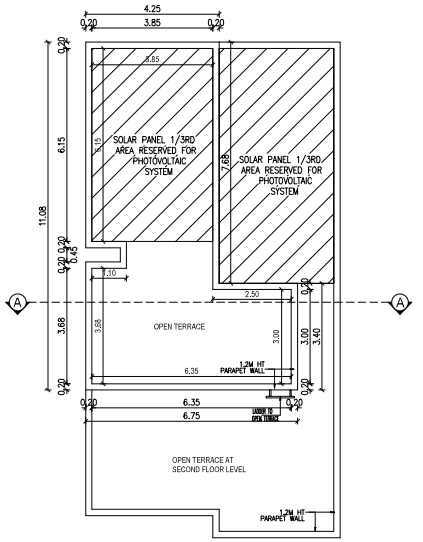
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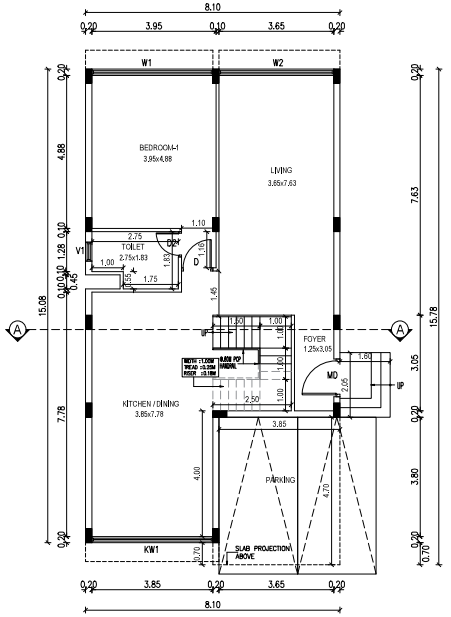
SECTION - A-A



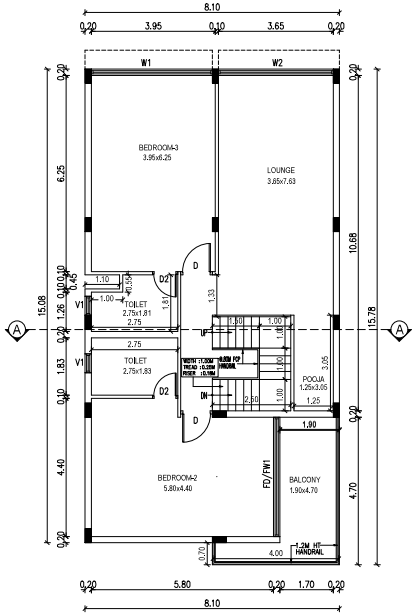
ELEVATION - B



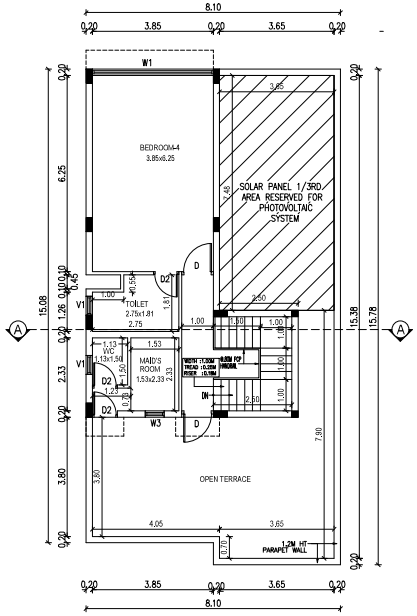
B TERRACE FLOOR PLAN - (BLOCK - 1 T0 13)



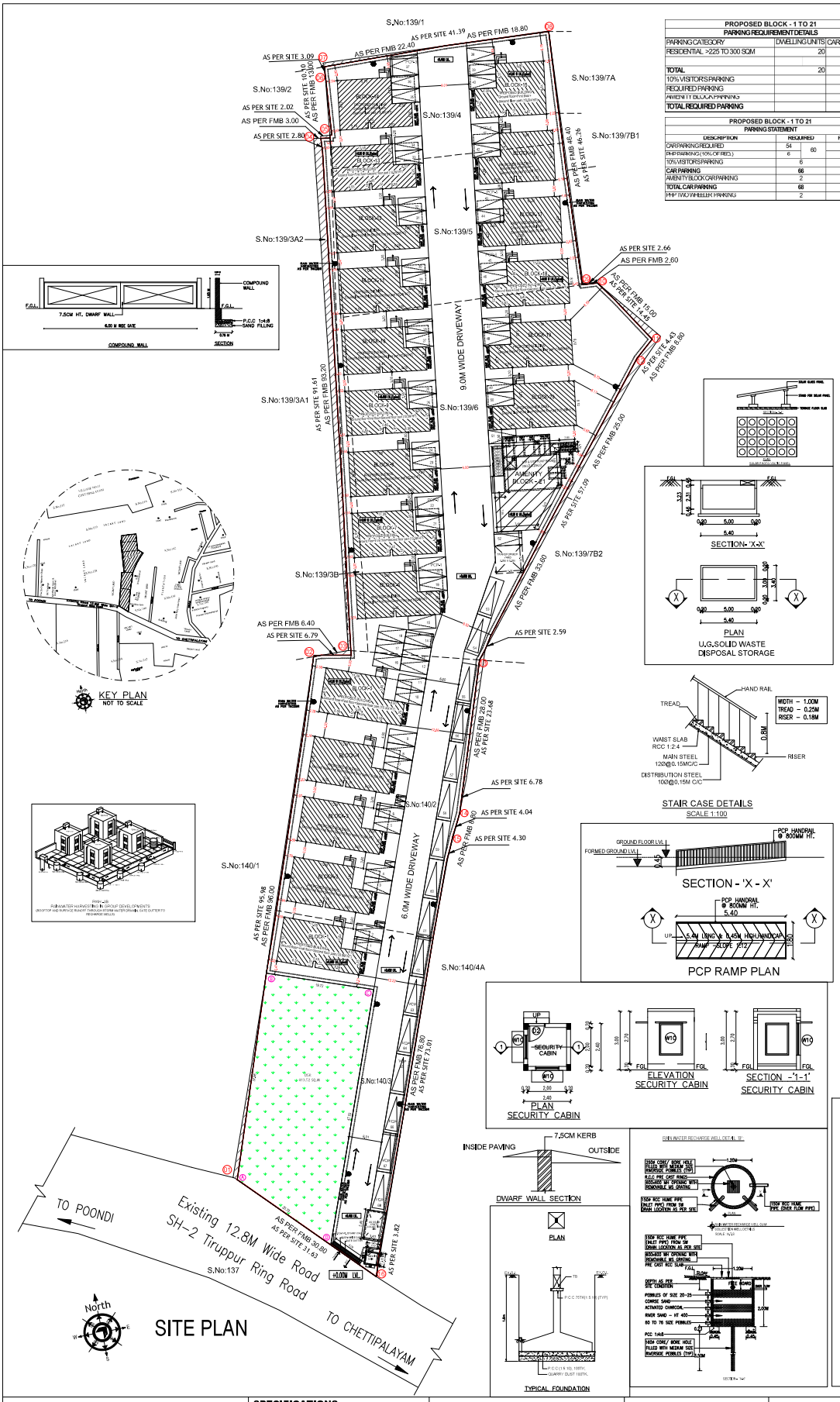
B GROUND FLOOR PLAN - (BLOCK - 1 T0 13)



B FIRST FLOOR PLAN - (BLOCK - 1 T0 13)



B SECOND FLOOR PLAN - (BLOCK - 1 T0 13)



PROPOSED BLOCK - 1 TO 21 PARKING REQUIREMENT DETAILS		
PARKING CATEGORY	DWELLING UNITS	CARS REQUIRED
RESIDENTIAL >225 TO 300 SQM	20	60
		0
TOTAL	20	60
10% VISITORS PARKING		6
REQUIRED PARKING		66
AMENITY BLOCK PARKING		2
TOTAL REQUIRED PARKING		68

PROPOSED BLOCK - 1 TO 21 PARKING STATEMENT			
DESCRIPTION	REQUIRED		PROVIDED
CAR PARKING REQUIRED	54	60	54
PHP PARKING (10% OF REQ.)	6		6
10% VISITORS PARKING	6		6
CAR PARKING	66		66
AMENITY BLOCK CAR PARKING	2		2
TOTAL CAR PARKING	68		68
PHP TWO WHEELER PARKING	2		4

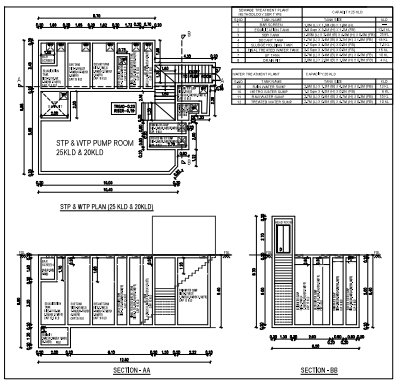
BLOCK - 1 TO 21 - AREA STATEMENT

AS PER PATTA	8990.00
AS PER DOCUMENT	8115.45
LEAST AREA TAKEN FOR FSI	8990.00
DSR-10% RECEIVED	813.34
DSR-10% PROVIDED	813.00

TYPICAL BLOCK NAME	FLOOR NAME	FSI AREA IN Sq .m	Non FSI AREA in Sq.m	Total Built up area Excluding Deductions	Deduction (Open Terrace, Duct AND OTS)	DWELLING UNITS
BLOCK-1	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-2	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-3	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-4	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-5	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-6	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-7	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-8	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-9	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-10	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-11	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-12	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-13	GROUND FLOOR	106.26		106.26	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.49		124.49	0.00	1
	SECOND FLOOR	55.10		55.10	69.39	
	Sub Total	304.08		304.08	69.39	
BLOCK-14	GROUND FLOOR	102.18		102.18	0.00	
	PARKING AREA	20.42		20.42		
	FIRST FLOOR	122.61		122.61	0.00	1
	SECOND FLOOR	57.29		57.29	65.32	
	Sub Total	302.51		302.51	65.32	
BLOCK-15	GROUND FLOOR	105.31		105.31	0.00	
	PARKING AREA	20.67		20.67		
	FIRST FLOOR	125.95		125.95	0.00	1
	SECOND FLOOR	54.65		54.65	71.33	
	Sub Total	306.61		306.61	71.33	
BLOCK-16	GROUND FLOOR	106.70		106.70	0.00	
	PARKING AREA	20.08		20.08		
	FIRST FLOOR	126.78		126.78	0.00	1
	SECOND FLOOR	53.17		53.17	73.61	
	Sub Total	306.73		306.73	73.61	
BLOCK-17	GROUND FLOOR	103.33		103.33	0.00	
	PARKING AREA	19.65		19.65		
	FIRST FLOOR	123.99		123.99	0.00	1
	SECOND FLOOR	51.99		51.99	71.01	
	Sub Total	297.97		297.97	71.01	
BLOCK-18	GROUND FLOOR	106.31		106.31	0.00	
	PARKING AREA	18.75		18.75		
	FIRST FLOOR	124.54		124.54	0.00	1
	SECOND FLOOR	55.15		55.15	69.39	
	Sub Total	304.23		304.23	69.39	
BLOCK-19	GROUND FLOOR	106.31		106.31	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.54		124.54	0.00	1
	SECOND FLOOR	55.15		55.15	69.39	
	Sub Total	304.23		304.23	69.39	
BLOCK-20	GROUND FLOOR	106.31		106.31	0.00	
	PARKING AREA	18.23		18.23		
	FIRST FLOOR	124.54		124.54	0.00	1
	SECOND FLOOR	55.15		55.15	69.39	
	Sub Total	304.23		304.23	69.39	
BLOCK-21 AMENITY BLOCK	GROUND FLOOR	155.65		155.65		
	Sub Total	155.65		155.65		
	SECURITY CABIN		5.76	5.76		
	SUMP WTP PUMP ROOM	70.88		70.88		
	GRAND TOTAL	6306.00	5.76	6311.84	1391.51	20
	FSI ACHIVED		6306.00		0.779	
			8990.00			
	PLOT COVERAGE		1644.97		32.787%	
			8990.00			

UNIT AREA STATEMENT - BLOCK- 1 TO 21

BLOCK NAME	UNIT NAME	PLINTH AREA	AREA ABOVE 225SQM TO 300 SQM CAR	DWELLING UNITS
BLOCK-1	1	285.83	3	1
BLOCK-2	2	285.83	3	1
BLOCK-3	3	285.83	3	1
BLOCK-4	4	285.83	3	1
BLOCK-5	5	285.83	3	1
BLOCK-6	6	285.83	3	1
BLOCK-7	7	285.83	3	1
BLOCK-8	8	285.83	3	1
BLOCK-9	9	285.83	3	1
BLOCK-10	10	285.83	3	1
BLOCK-11	11	286.83	3	1
BLOCK-12	12	285.83	3	1
BLOCK-13	13	285.83	3	1
BLOCK-14	14	282.09	3	1
BLOCK-15	15	280.94	3	1
BLOCK-16	16	287.65	3	1
BLOCK-17	17	288.33	3	1
BLOCK-18	18	200.00	3	1
BLOCK-19	19	286.00	3	1
BLOCK-20	20	286.00	3	1
			60	20
TOTAL CAR PARKING REQUIRED (I)			60	
BLOCK- 21 AMENITY BLOCK (II)			2	
10 % VISITORS PARKING			6	
TOTAL CARPARKING REQUIRED (I+II)			68	



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SPECIFICATIONS:

FOUNDATION:
ISOLATED FOOTING OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
100 THK. INTERNAL & 200THK EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

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SITE PLAN

File No. SWP/BPA/0628735/2025 Date: 21.08.2025

ALL DIMENSION ARE IN METER

COLOUR CODE	SCALE- 1:250
PROPOSED	
EXISTING ROAD	
BOUNDARY	

OWNER'S SIGNATURE

For CASAGRAND COVAAN PRIVATE LIMITED

AUTHORISED SIGNATORY

SIGNATURE OF STRUCTURAL ENGINEER

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Chennai – 600 128.
Ph. 75500 55541
Email: architectlenin@yahoo.com

Signature Valid Signature valid

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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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.