Verified RealEstate™

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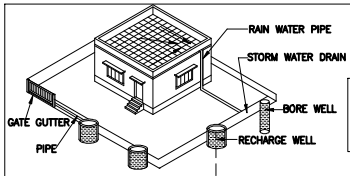
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

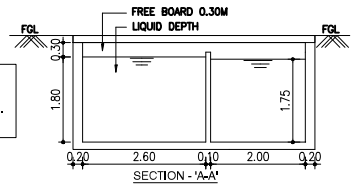
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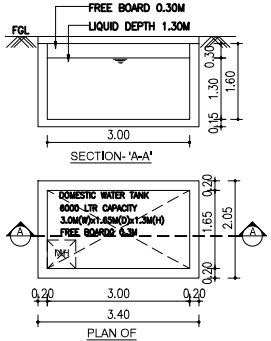




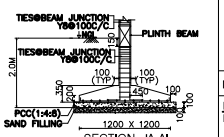
PROPOSED RAIN WATER HARVESTING SYSTEM
PROVIDED AS PER CBR NORMS DRAWING NO:3B
NOT TO SCALE

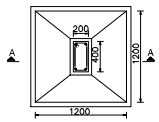
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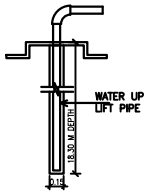


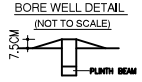


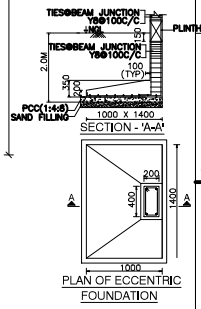
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
SD	SLIDING DOOR	1.55 X 2.10
OP	OPENING	0.90 X 2.10
W1	WINDOW	2.80 X 1.50
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W3	WINDOW	1.80 X 1.50
W4	WINDOW	1.50 X 1.50
W5	WINDOW	1.20 X 1.50
W6	WINDOW	0.60 X 1.50
KW1	WINDOW	2.40 X 1.05
KW2	WINDOW	1.65 X 1.05
V1	VENTILATOR	0.75 X 0.90
V2	VENTILATOR	0.60 X 1.00
V3	VENTILATOR	0.60 X 0.90

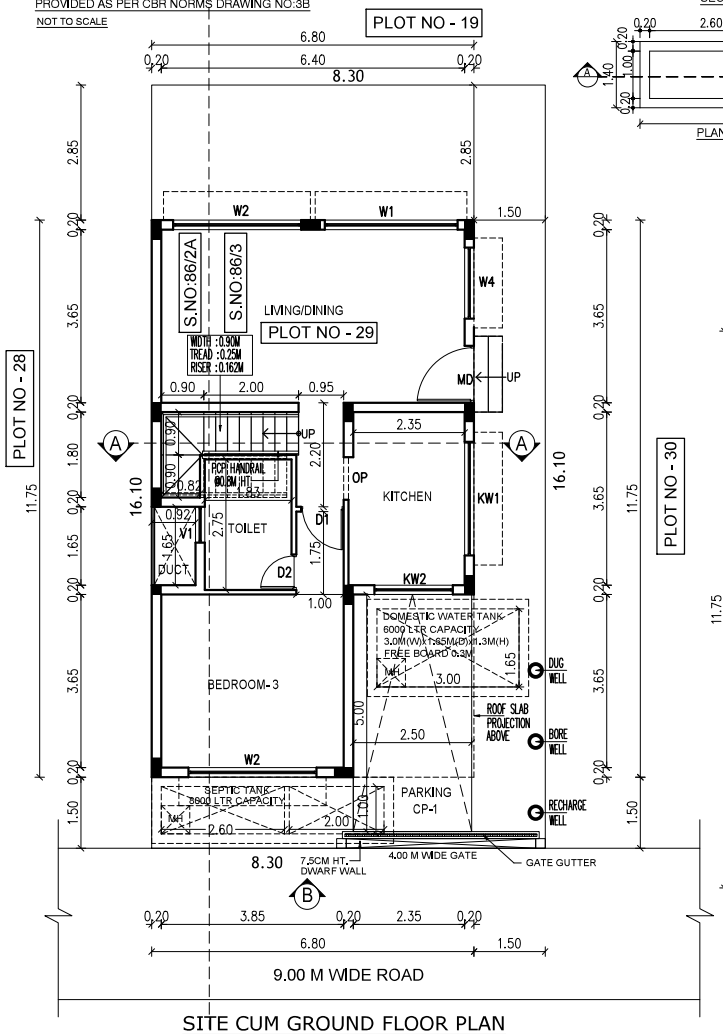


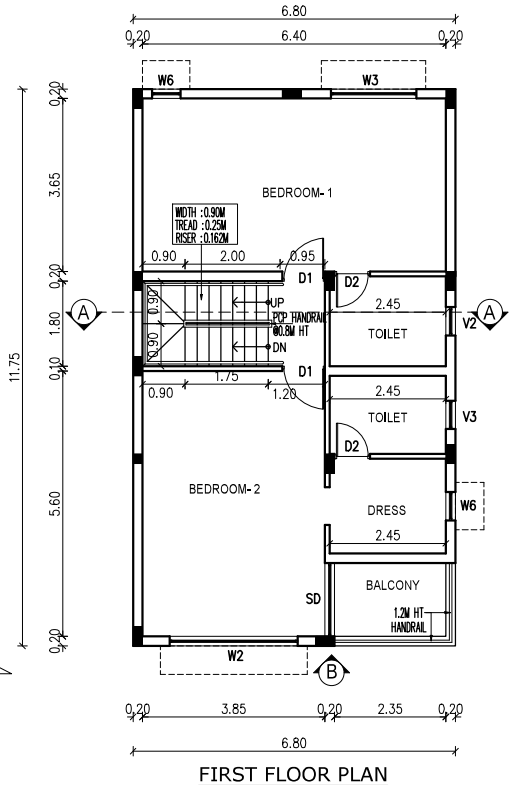












DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:29, COMPRISED IN SURVEY NO: 86/3, 86 /2A OF SONALLUR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

MATERIAL SPECIFICATION FOR PROPOSED WORK

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.

ALL DIMENSIONS ARE IN METER

AREA STATEMENT:-

PLOT EXTENT:
AS PER SITE = 133.63 SQM
AS PER DOCUMENT = 133.63 SQM
AS PER PATTA = 133.63 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	68.56SQM	9.82SQM
FIRST FLOOR	79.90SQM	-
TERRACE FLOOR		9.35SQM
TOTAL F.S.I AREA	148.46SQM	19.17SQM

F.S.I = 148.46 SQM / 133.63 SQM = 1.11
PLOT COVERAGE = 79.90 SQM / 133.63 SQM = 59.79%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

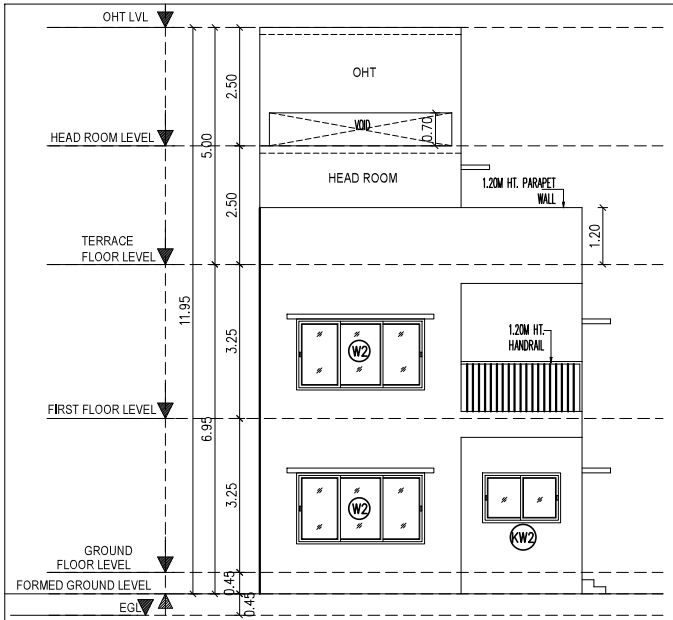
SCALE 1:150

For CASAGRAND PREMIER BUILDER LIMITED
Authorised Signatory

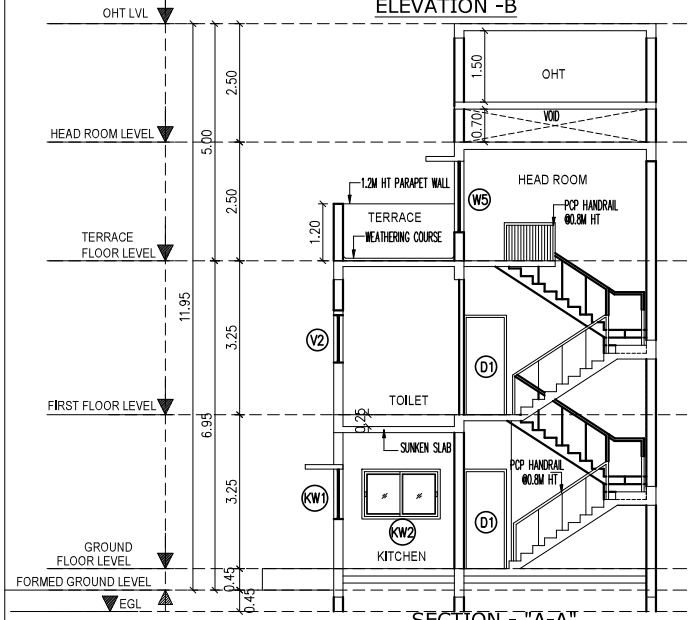
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/1993/07/2018-03-2019
DTCP Regd. No. COLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectenin@yahoo.com

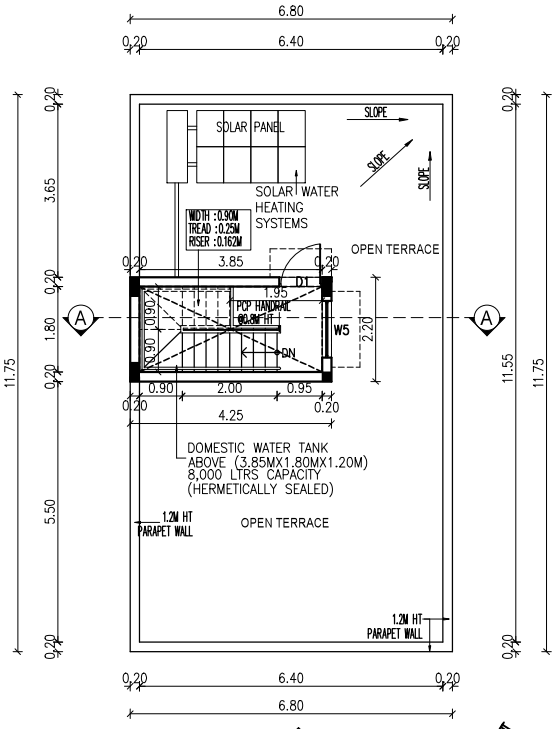
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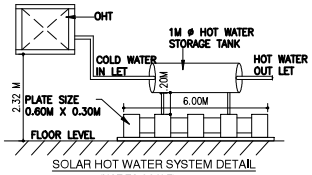
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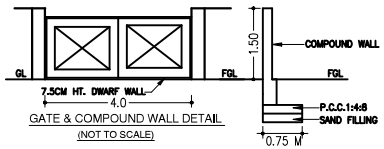
SECTION - "A-A"



TERRACE FLOOR PLAN

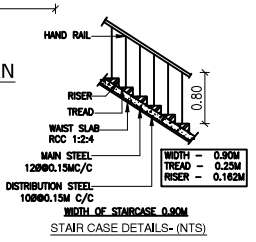


SOLAR HOT WATER SYSTEM DETAIL
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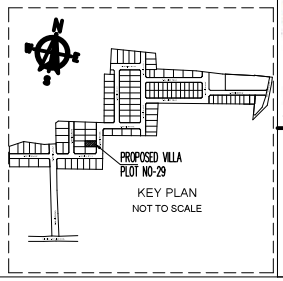


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL SECTION



STAIR CASE DETAILS- (NTS)



KEY PLAN
NOT TO SCALE

DRAWING TITLE

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ALL DIMENSIONS ARE IN METER

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

For CASAGRAND PREMIER BUILDER LIMITED

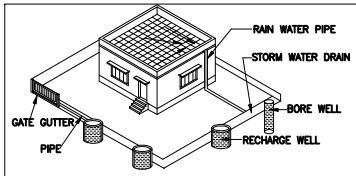
Authorised Signatory

OWNER'S SIGNATURE

K.P.LENIN, B.Arch.,
CMDA Regd. No. RAA/Spl.Grade/A/3072/2018-03-3019
DTCP Regd. No. COLRGN/RA/Gr.1/2019/07/021
#12A, Roomiscapes, Thalambur, Chengalpattu Dt. Pin 603103
Email: arc

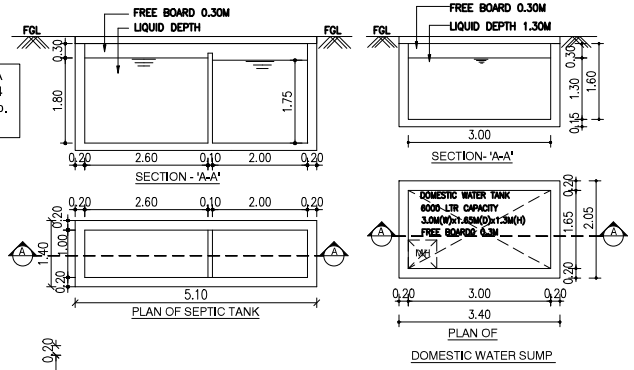
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Location: Chennai
Date: 2024.12.03 05:58:02

SIGNATURE OF ARCHITECT

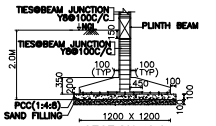


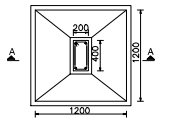
PROPOSED RAIN WATER HARVESTING SYSTEM
PROVIDED AS PER CBR NORMS DRAWING NO:3B

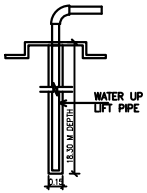
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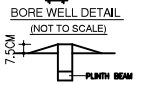


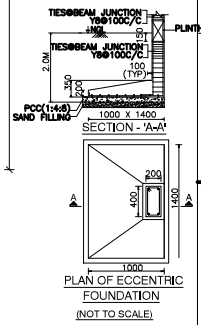
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	0.90 X 2.10
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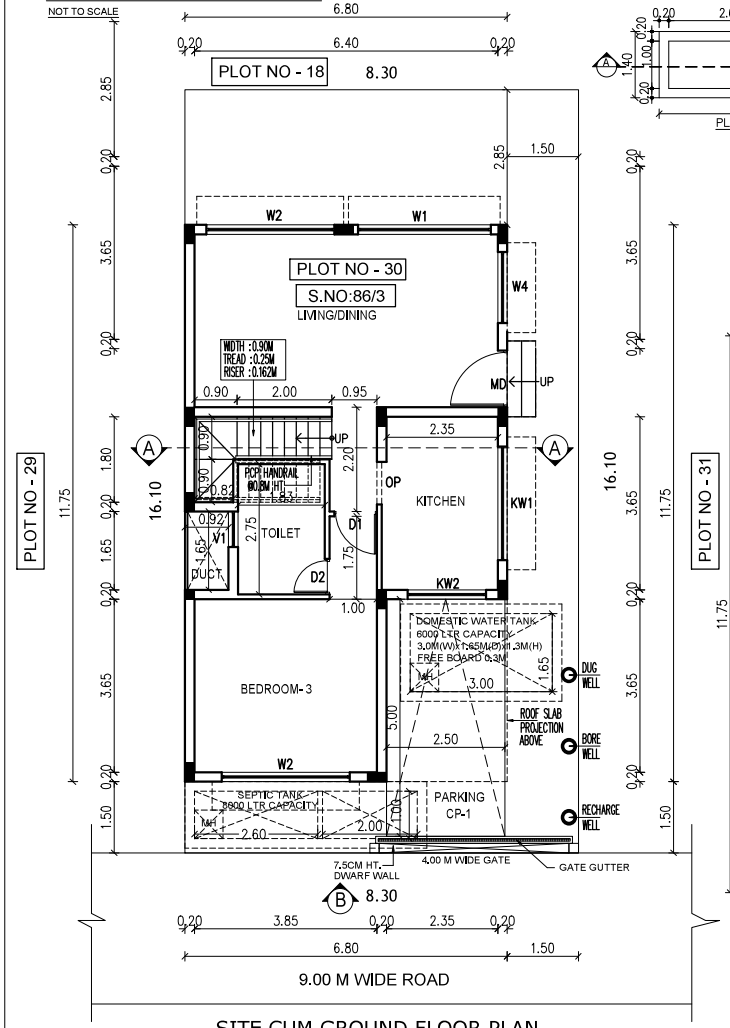




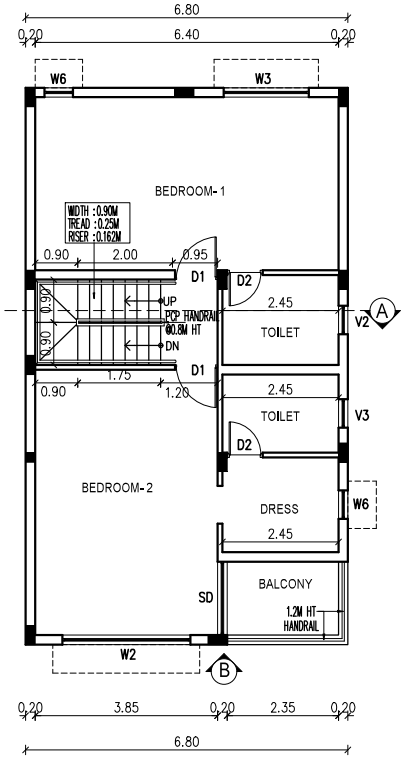




NOT TO SCALE



SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:30, COMPRISED IN SURVEY NO: 86/3, OF SONALLUR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

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COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

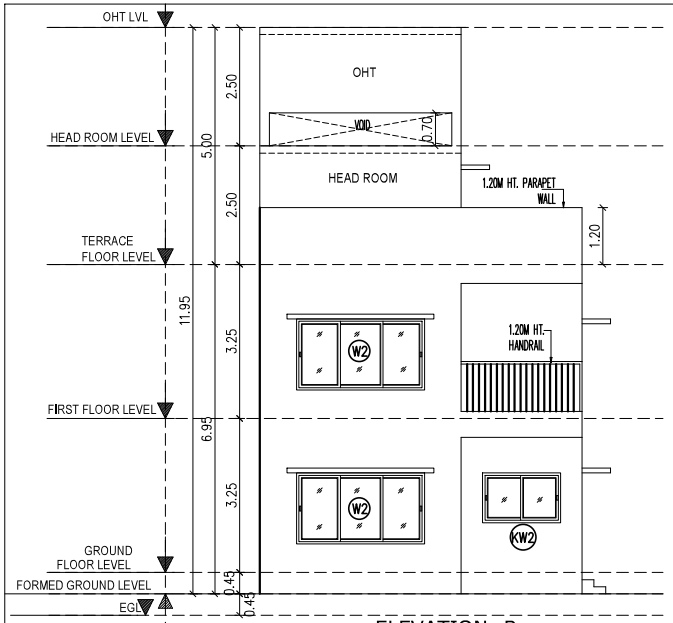
For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

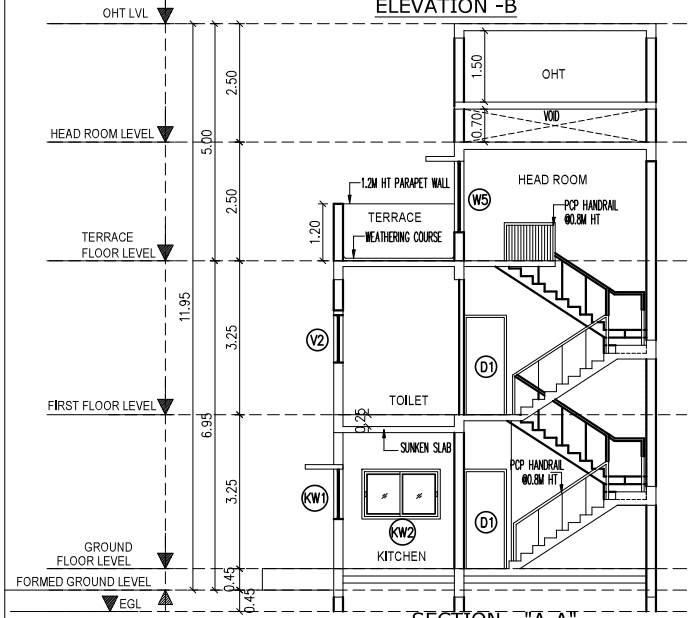
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2008/45880
CMDA Regd. No. RA/G1/19033/072/18-03-2019
DTCP Regd. No. CG/RON/RA/G1/2019/07021
#12A, Ronnscape "The Village" Pillayar Koil Street, Thalambur, Chennai-600130. Ph: 75500 85541
Email: architectlenin@yahoo.com

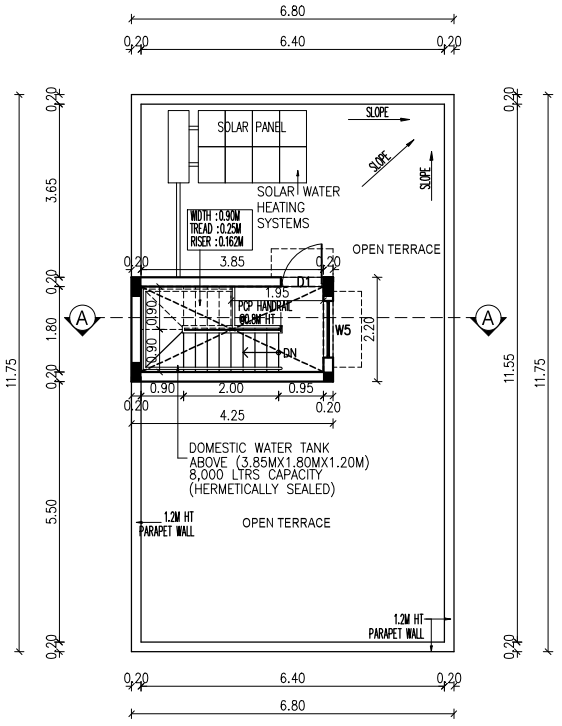
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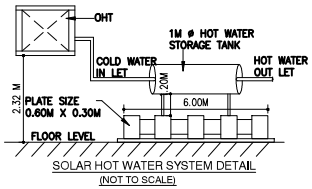
ELEVATION -B



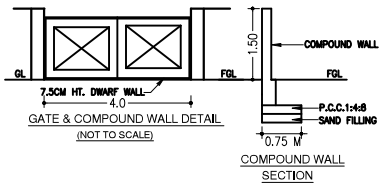
SECTION - "A-A"



TERRACE FLOOR PLAN

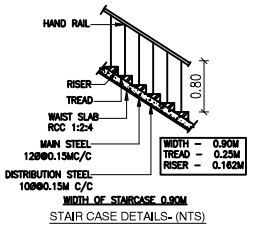


SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

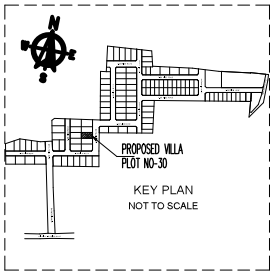


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL SECTION



STAIR CASE DETAILS- (NTS)



KEY PLAN
NOT TO SCALE

DRAWING TITLE

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COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

N

SCALE 1:150

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

OWNER'S SIGNATURE

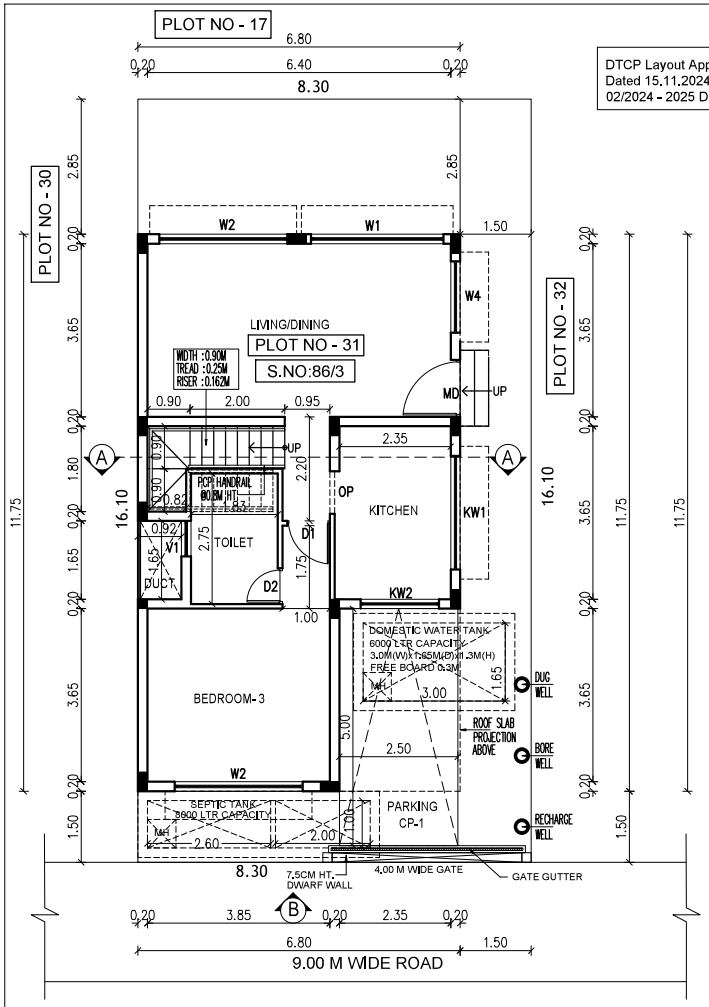
K.P. LENIN, B.Arch.,
Registered Architect
C.A. No. CA/2005/[illegible]
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Thalambur, Chennai-600130. [illegible]
Email: architectlenin@[illegible]

SIGNATURE OF ARCHITECT

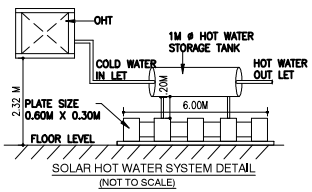
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PLOT NO - 17

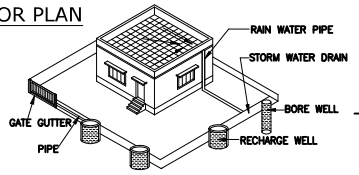
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Dated 15.11.2024 and Localbody Approval No. ROC No.
02/2024 - 2025 Dated - 06.12.2024



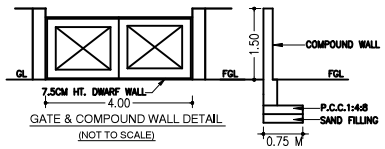
SITE CUM GROUND FLOOR PLAN



SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

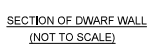


PROPOSED RAIN WATER HARVESTING SYSTEM
PROVIDED AS PER CBR NORMS DRAWING NO:3B
NOT TO SCALE

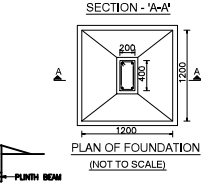


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL SECTION

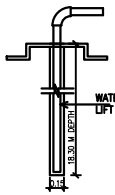


SECTION OF DWARF WALL
(NOT TO SCALE)

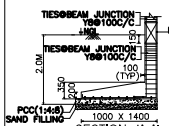


FIRST FLOOR PLAN

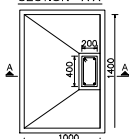
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
SD	SLIDING DOOR	1.55 X 2.10
OP	OPENING	0.90 X 2.10
W1	WINDOW	2.80 X 1.50
W2	WINDOW	2.70 X 1.50
W3	WINDOW	1.80 X 1.50
W4	WINDOW	1.50 X 1.50
W5	WINDOW	1.20 X 1.50
W6	WINDOW	0.60 X 1.50
KW1	WINDOW	2.40 X 1.05
KW2	WINDOW	1.65 X 1.05
V1	VENTILATOR	0.75 X 0.90
V2	VENTILATOR	0.60 X 1.00
V3	VENTILATOR	0.60 X 0.90



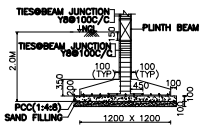
BORE WELL DETAIL
(NOT TO SCALE)



SECTION - 'A-A'



PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)



SECTION - 'A-A'

PLAN OF FOUNDATION
(NOT TO SCALE)

DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:31, COMPRISED IN SURVEY NO: 86/3, OF SONALLUR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

MATERIAL SPECIFICATION FOR PROPOSED WORK

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.

ALL DIMENSIONS ARE IN METER

AREA STATEMENT:-

PLOT EXTENT:
AS PER SITE = 133.63 SQM
AS PER DOCUMENT = 133.63 SQM
AS PER PATTA = 133.63 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	68.56SQM	9.82SQM
FIRST FLOOR	79.90SQM	-
TERRACE FLOOR		9.35SQM
TOTAL F.S.I AREA	148.46SQM	19.17SQM
F.S.I = 148.46 SQM / 133.63 SQM = 1.11	PLOT COVERAGE = 79.90 SQM / 133.63 SQM = 59.79%	

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

N

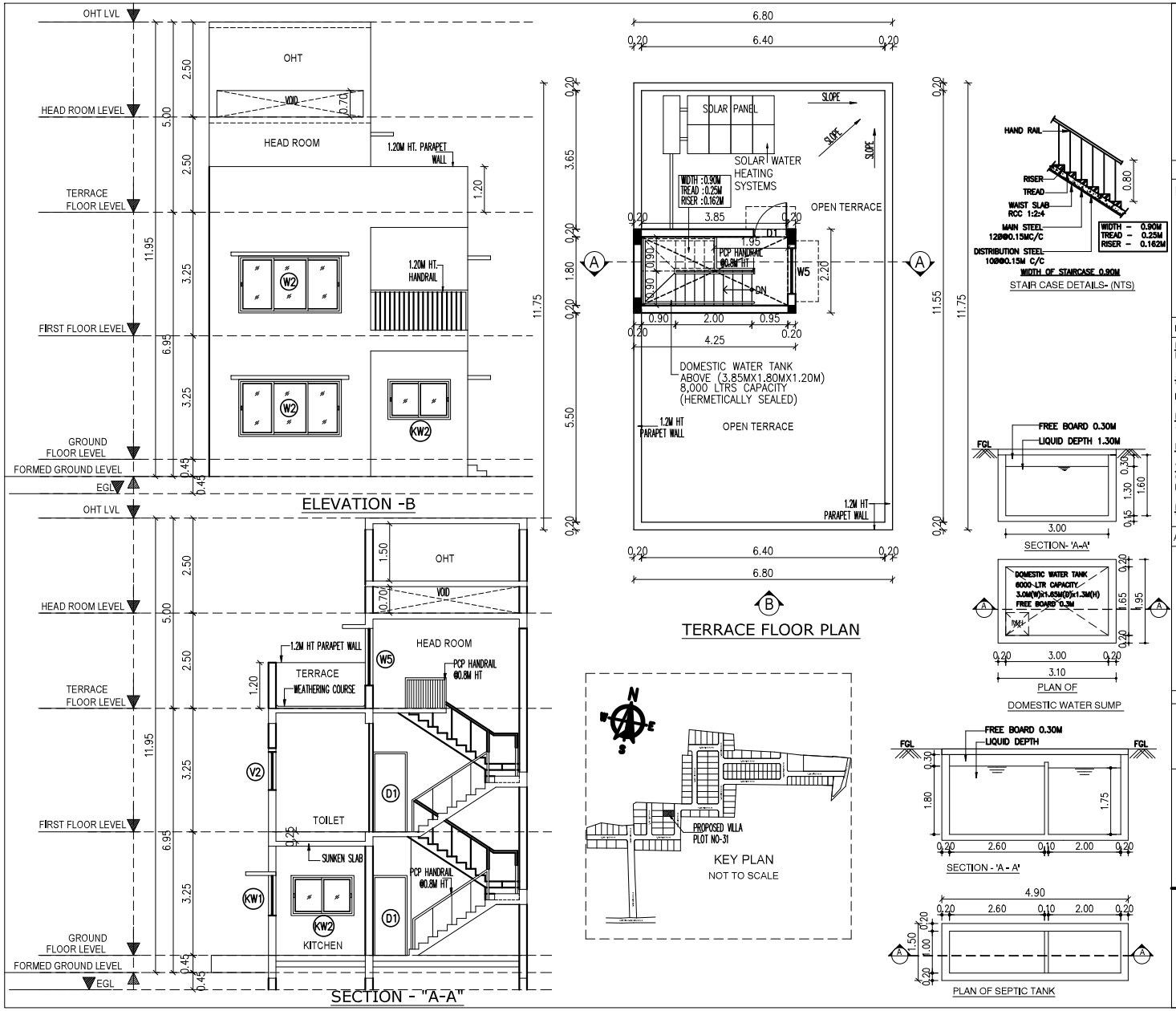
SCALE 1:150

For CASAGRAND PREMIER BUILDER LIMITED
Authorised Signatory

OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No: CA/2009/45080
CMDA Regd. No. RA/Gr.I/1993/07218-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07021
F12A, Roomscape "The Village" Pillaiyar Koil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT



DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:31, COMPRISED IN SURVEY NO: 86/3, OF SONALLUR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

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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.

ALL DIMENSIONS ARE IN METER

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

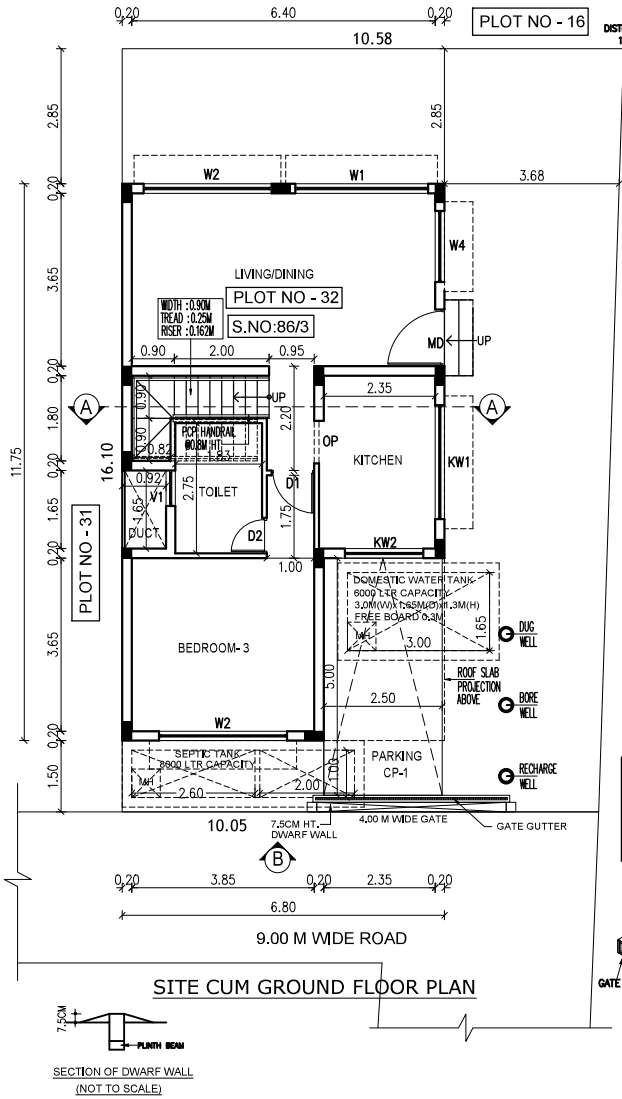
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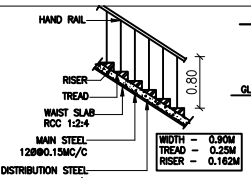
K.P. LENIN, B.Arch.
Registered Architect
C.A. No. CA/2006/45880
CMDA Regd. No. RA/Gr.I/1903/072/18-03-2019
DTCP Regd. No. CG/RDN/RA/0124/2021
#12A, Reamscape "The Village" Pillaiyar Koil Street,
Thalambur, Chennai-600130. Ph: 7845275845
Email: architectlenin@yahoo.com

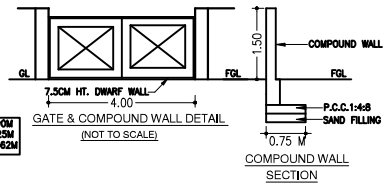
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SIGNATURE OF ARCHITECT

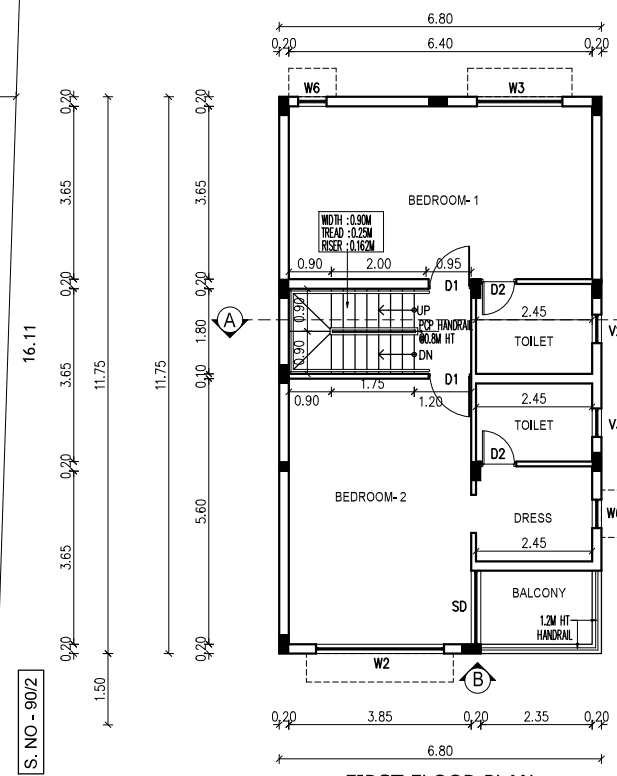
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Dated 15.11.2024 and Localbody Approval No. ROC No.
02/2024 - 2025 Dated - 06.12.2024

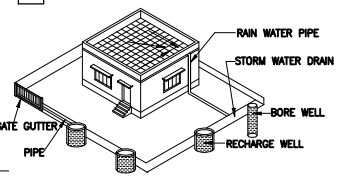




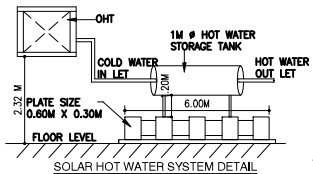


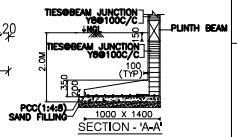
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
SD	SLIDING DOOR	1.55 X 2.10
OP	OPENING	0.90 X 2.10
W1	WINDOW	2.80 X 1.50
W2	WINDOW	2.70 X 1.50
W3	WINDOW	1.80 X 1.50
W4	WINDOW	1.50 X 1.50
W5	WINDOW	1.20 X 1.50
W6	WINDOW	0.60 X 1.50
KW1	WINDOW	2.40 X 1.05
KW2	WINDOW	1.65 X 1.05
V1	VENTILATOR	0.75 X 0.90
V2	VENTILATOR	0.60 X 1.00
V3	VENTILATOR	0.60 X 0.90

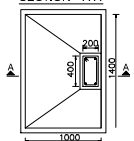




PROPOSED RAIN WATER HARVESTING SYSTEM
PROVIDED AS PER CBR NORMS DRAWING NO:3B
NOT TO SCALE







DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:32, COMPRISED IN SURVEY NO: 86/3, OF SONALLUR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

MATERIAL SPECIFICATION FOR PROPOSED WORK

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.

ALL DIMENSIONS ARE IN METER

AREA STATEMENT:-

PLOT EXTENT:
AS PER SITE = 166.06 SQM
AS PER DOCUMENT = 166.06 SQM
AS PER PATTA = 166.06 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	68.56SQM	9.82SQM
FIRST FLOOR	79.90SQM	-
TERRACE FLOOR		9.35SQM
TOTAL F.S.I AREA	148.46SQM	19.17SQM

F.S.I = 148.46 SQM / 166.06 SQM = 0.89

PLOT COVERAGE = 79.90 SQM / 166.06 SQM = 48.12%

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

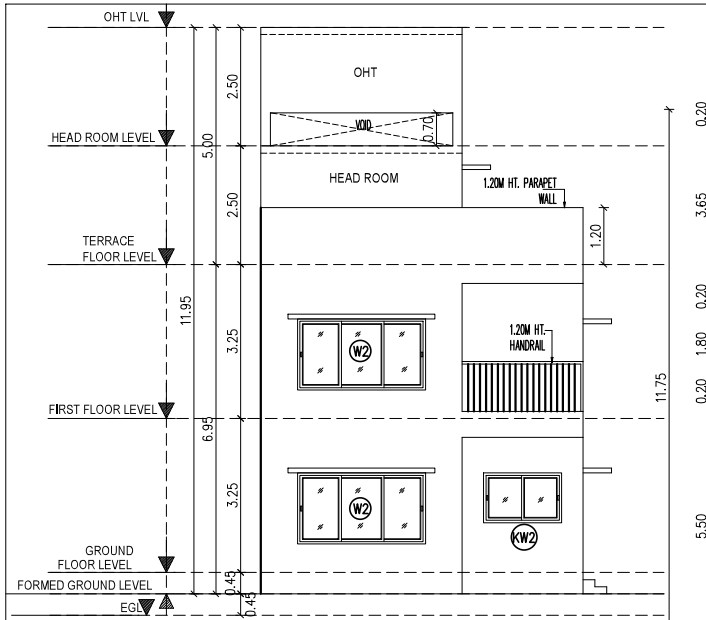
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For CASAGRAND PREMIER BUILDER LIMITED
Authorised Signatory

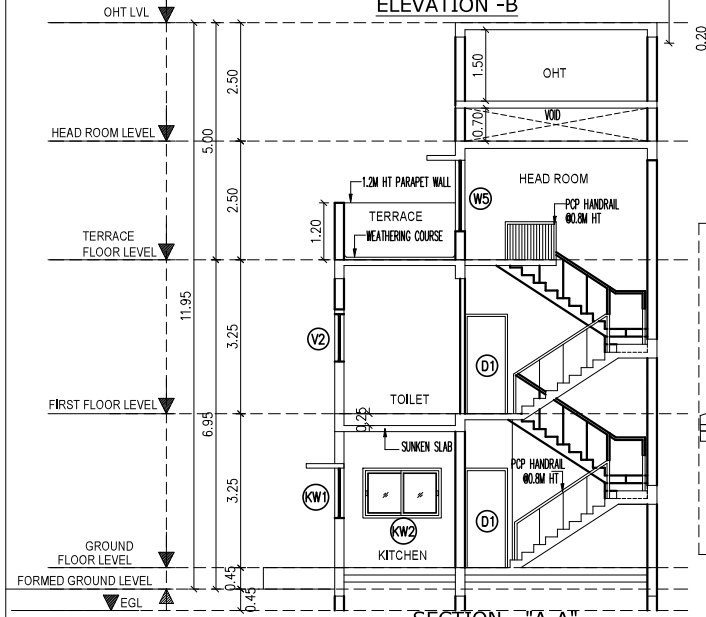
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07021
#12A, Roamscape "The Village" Pillayar Koil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

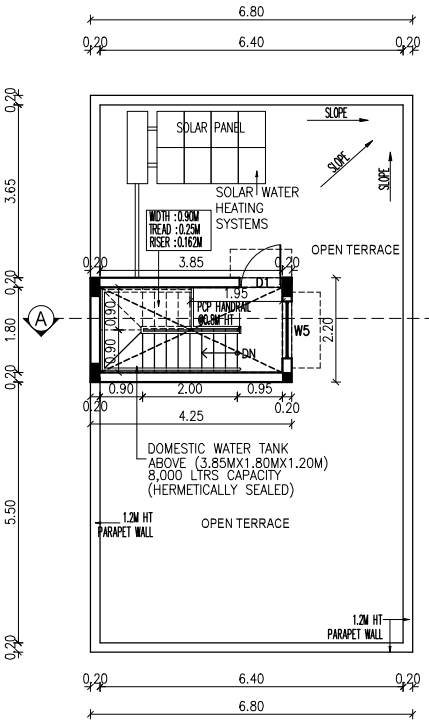
SIGNATURE OF ARCHITECT



ELEVATION -B

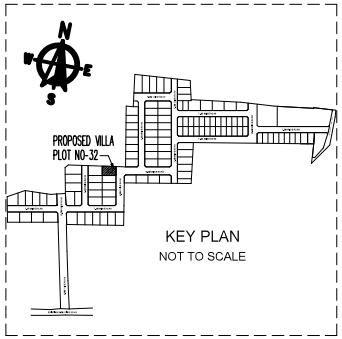


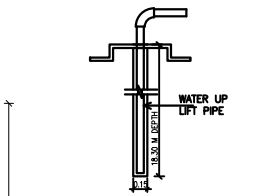
SECTION - "A-A"

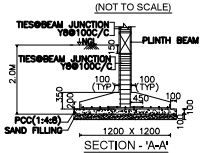


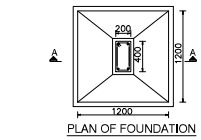
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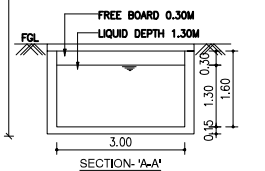
TERRACE FLOOR PLAN

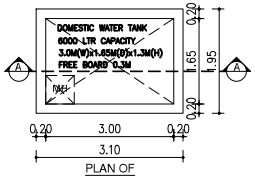


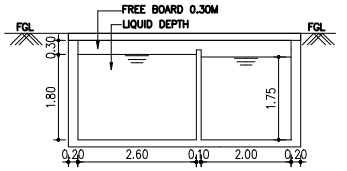


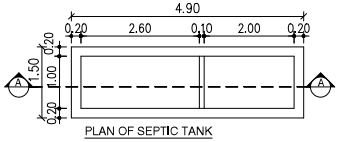












DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:32, COMPRISED IN SURVEY NO: 86/3, OF SONALLUR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

MATERIAL SPECIFICATION FOR PROPOSED WORK

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.

ALL DIMENSIONS ARE IN METER

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

OWNER'S SIGNATURE

K.P. LENIN, B.Arch
Registered Architect
C.A. No. CA/2000/44582
CMDA Regd. No. RA/G1/1903/07/2015-16
DTCP Regd. No. CGLRGN/RA/G1/2019/07/021
#12A, Rosmocan The Village, Pillaiyar Koil Street,
Thalambur, Chennai-600130. Ph: 7
Email: architectlenin@yahoo.c

Signature valid
Signed by: Casagrand2
Location: Chennai
Date: 2024.12.03 06:02:36

SIGNATURE OF ARCHITECT



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate