Verified RealEstate™

RE REGULATORY RECORD

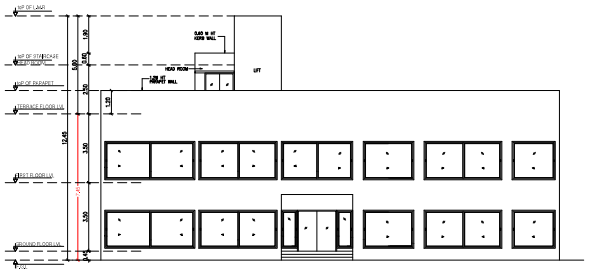
RERA Document

The document as the regulator published it, reproduced in full behind this page.

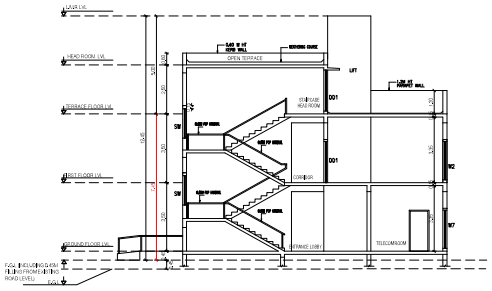
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

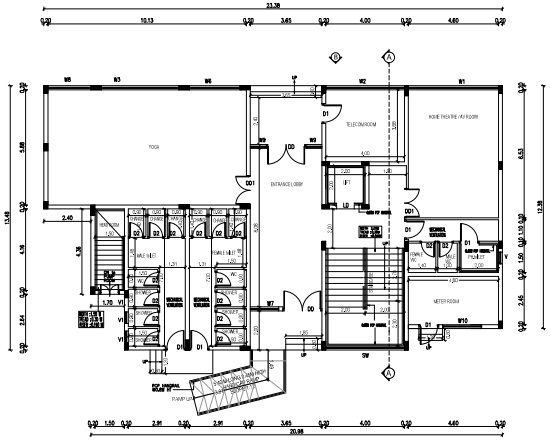
hello@verified.realestate
+91 9996 12 9996
verified.realestate



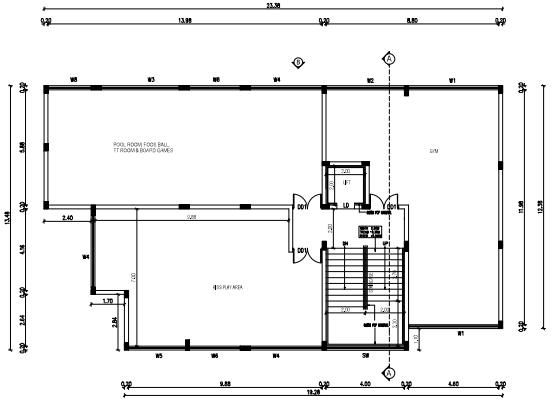
ELEVATION - B



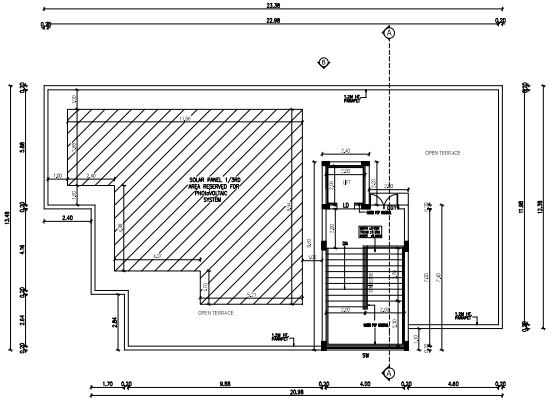
SECTION - A-A



GROUND FLOOR PLAN
AMENITY BLOCK :114



FIRST FLOOR PLAN
AMENITY BLOCK :114



TERRACE FLOOR PLAN
AMENITY BLOCK :114

SHEET NO: 07/07

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL NON-HIGH RISE GROUP DEVELOPMENT CONSISTS OF 114 BLOCKS, BLOCK 1 to 113: GROUND +FIRST FLOOR, TOTALLY 113 D/U, BLOCK 114: (AMENITY BLOCK) - GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL ON THE GROUND LEVEL COMPRISED IN S.NOS . 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C OF PONGUPALAYAM VILLAGE & PANCHAYAT, TIRUPPUR NORTH TALUK, TIRUPPUR DISTRICT.

SPECIFICATION:

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 COLUMN,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.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
DD	DOUBLE DOOR	2.00 X 2.10
DD1	DOUBLE DOOR	1.50 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
LD	LIFT DOOR	0.90 X 2.10
W1	WINDOW	4.80 X 1.95
W2	WINDOW	4.00 X 1.95
W3	WINDOW	3.96 X 1.95
W4	WINDOW	3.65 X 1.95
W5	WINDOW	2.91 X 1.95
W6	WINDOW	2.59 X 1.95
W7	WINDOW	2.30 X 1.95
W8	WINDOW	2.20 X 1.95
W9	WINDOW	0.80 X 1.95
W10	WINDOW	2.00 X 1.50
SW	WINDOW	4.00 X 1.50
V	VENTILAtR	0.60 X 1.00
V1	VENTILAtR	0.60 X 0.60

AMENITY BLOCK : 114
GROUND FLOOR, FIRST FLOOR,
TERRACE FLOOR PLAN, ELEVATION B&SECTION AA

COLOUR CODE	SCALE- 1:100
PROPOSED	
EXISTING ROAD	
BOUNDARY	

North

ALL DIMENSIONS ARE IN METER

Online application No. SWP/BPA/0706493/2025,
Dated : 20.11.2025

OWNER'S SIGNATURE

For CASAGRAND COWAN PRIVATE LIMITED
AUTHORISED SIGNATORY

SIGNATURE OF STRUCTURAL ENGINEER

P. SENTHIL KUMAR M.E (STRUCT),MIV
Reg. No: CBE I PN/RET/ST-1/2021/2024
30-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.
Cell: 97905 90418

SIGNATURE OF ARCHITECT

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. Reg. CA/2009/45580
#104, Rainmaker "The Village"
Palapalayam Road, Thalaiyar,
Tiruppur - 641 687.
Ph: 70100 03041
Email: architectlenin@yahoo.com

SHEET NO: 06/07

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL NON-HIGH RISE GROUP DEVELOPMENT CONSISTS OF 114 BLOCKS, BLOCK 1 to 113: GROUND +FIRST FLOOR, TOTALLY 113 D/U, BLOCK 114: (AMENITY BLOCK) - GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL ON THE GROUND LEVEL COMPRISED IN S.NOS . 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C OF PONGUPALAYAM VILLAGE & PANCHAYAT, TIRUPPUR NORTH TALUK, TIRUPPUR DISTRICT.

SPECIFICATION:

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 COLUMN,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.

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
OP	OPENING	1,00 X 2,10
W1	WINDOW	3,65 X 1,95
W2	WINDOW	4,03 X 1,95
W3	WINDOW	3,30 X 1,95
W4	WINDOW	1,83 X 1,95
W5	WINDOW	1,18 X 1,95
W6	WINDOW	1,07 X 1,95
W7	WINDOW	2,55 X 1,95
SW	STAIRCASE WINDOW	2,15 X 1,50
KW	KITCHEN WINDOW	3,65 X 1,20
V	VENTILATOR	0,60 X 1,20

BLOCK :101 to 106, 107A, 108 to 109
GROUND FLOOR, FIRST FLOOR, TERRACE FLOOR,SECTION-AA & ELEVATION-B

COLOUR CODE	SCALE- 1:100
PROPOSED	
EXISTING ROAD	
BOUNDARY	

North

ALL DIMENSIONS ARE IN METER

Online application No.SWP/BPA/0706493/2025, Dated : 20.11.2025

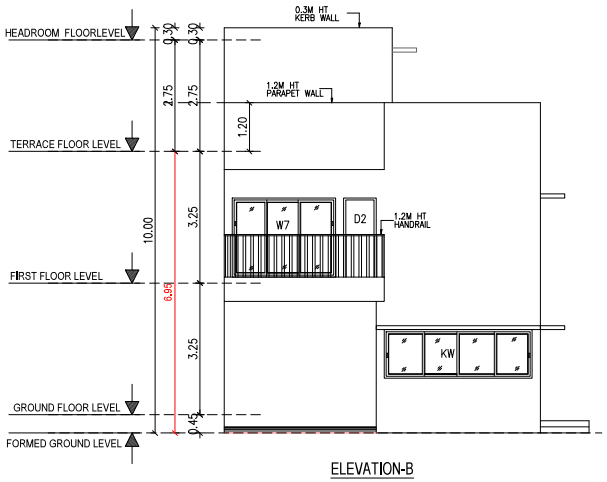
OWNER'S SIGNATURE

SIGNATURE OF STRUCTURAL ENGINEER

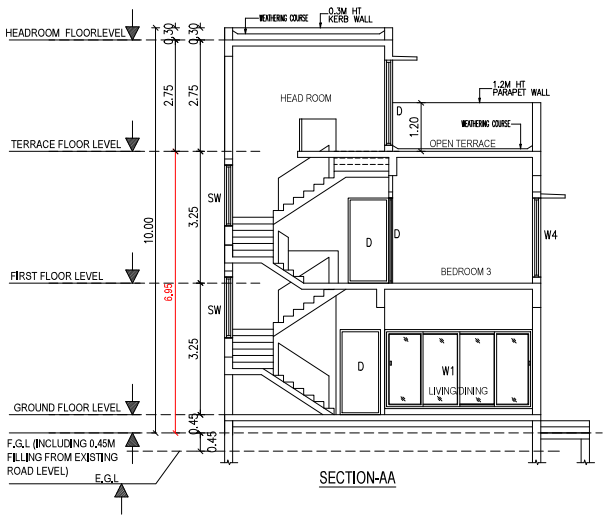
P. SENTHIL KUMAR M.E (STRUCT),AV
Reg.No:CBE LIME/E/09-1952/2024
50-A, 1st Floor, Kalidas Sirsal,
Ram Nagar, Coimbatore - 641009.
Cell: 97866 06478

SIGNATURE OF ARCHITECT

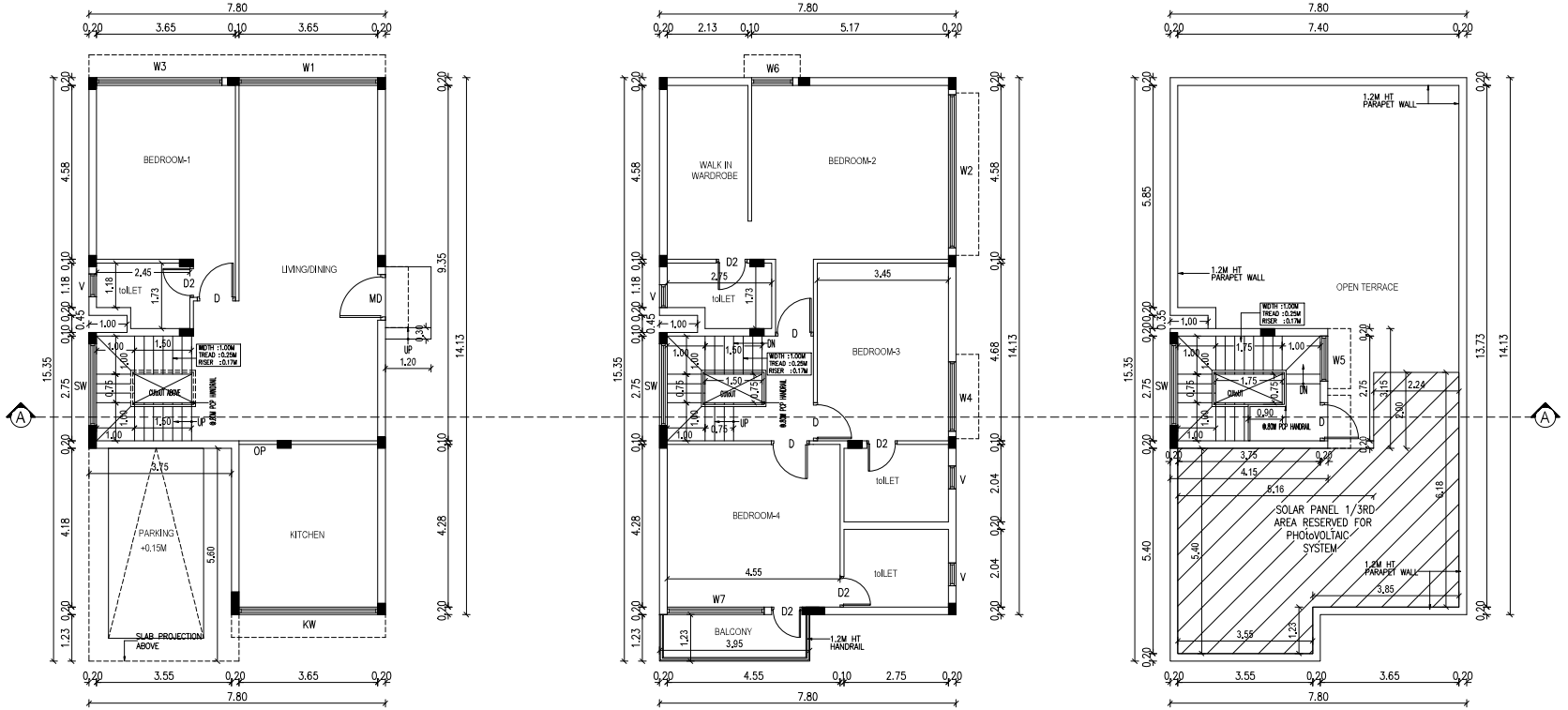
K.P. LENIN, B.Arch.,
Registered Architect
C.A. No. CA/2009/49593
#124, Roomscape "The Village"
Pillayar Koil Street, Thalambur,
Chennai - 600 130.
Ph: 76500 55541
Email: arklenin@yahoo.com



ELEVATION-B



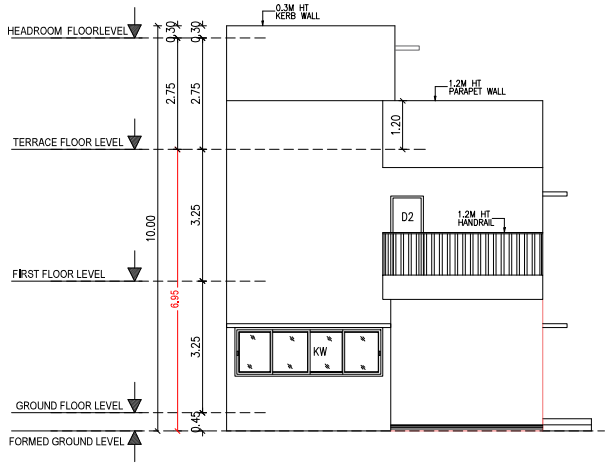
SECTION-AA



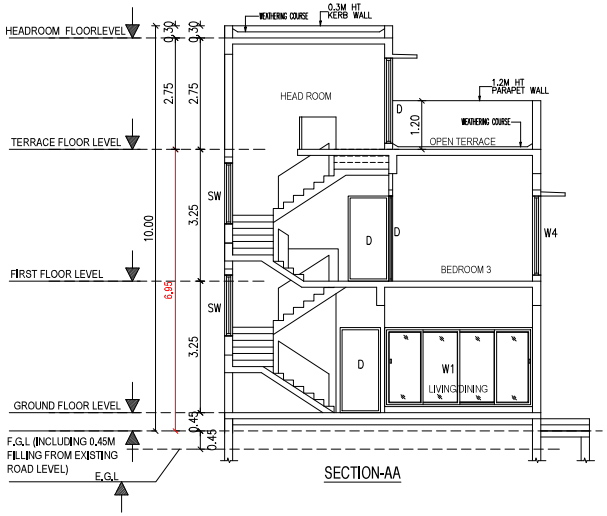
GROUND FLOOR PLAN - (BLOCK :101 to 106, 107A, 108 to 109)

FIRST FLOOR PLAN -(BLOCK : 101 to 106, 107A, 108 to 109)

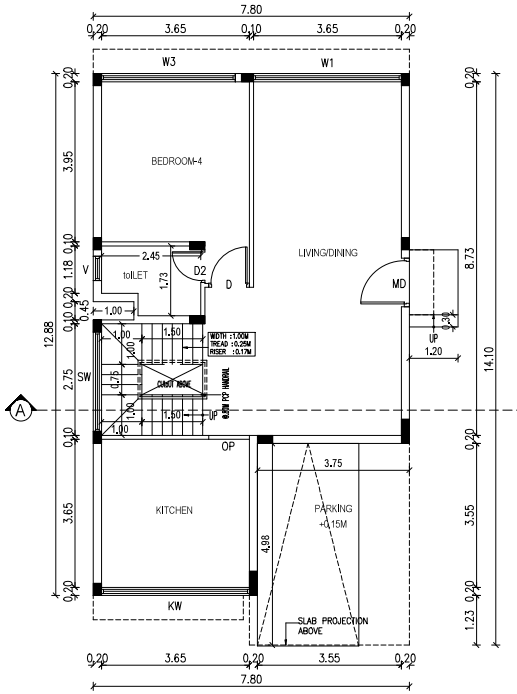
TERRACE FLOOR PLAN - (BLOCK : 101 to 106, 107A, 108 to 109)



ELEVATION-B

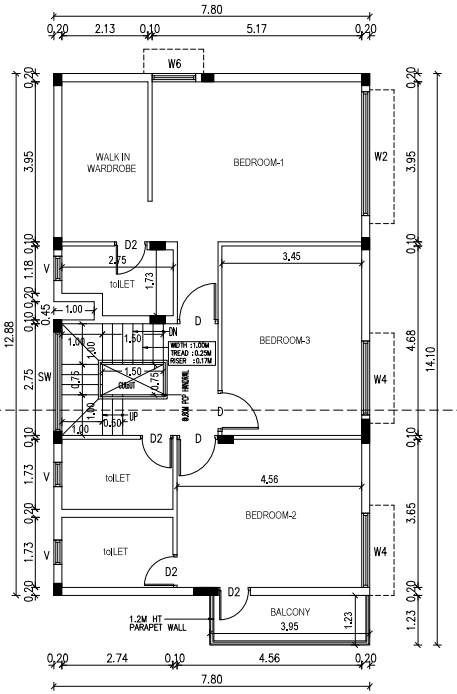


SECTION-AA



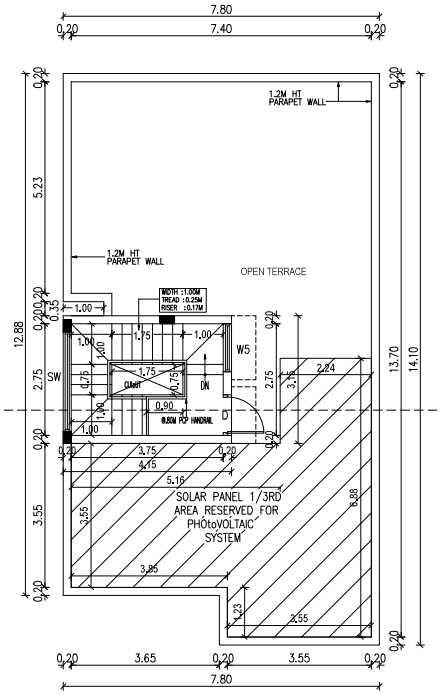
GROUND FLOOR PLAN

(BLOCK : 19 to 25,26A, 27 to 30,31, 45 to 52, 53A, 54 to 57, 71A,72 to 79,80A, 81 to 85,110 to 113)



FIRST FLOOR PLAN

(BLOCK : 19 to 25,26A, 27 to 30,31, 45 to 52, 53A, 54 to 57, 71A,72 to 79,80A, 81 to 85,110 to 113)



TERRACE FLOOR PLAN

(BLOCK : 19 to 25,26A, 27 to 30,31, 45 to 52, 53A, 54 to 57, 71A,72 to 79,80A, 81 to 85,110 to 113)

SHEET NO: 05/07

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL NON-HIGH RISE GROUP DEVELOPMENT CONSISTS OF 114 BLOCKS, BLOCK 1 to 113: GROUND +FIRST FLOOR, TOTALLY 113 D/U, BLOCK 114: (AMENITY BLOCK) - GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL ON THE GROUND LEVEL COMPRISED IN S.NOS . 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C OF PONGUPALAYAM VILLAGE & PANCHAYAT, TIRUPPUR NORTH TALUK, TIRUPPUR DISTRICT.

SPECIFICATION:

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 COLUMN,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.

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
OP	OPENING	1.00 X 2.10
W1	WINDOW	3.65 X 1.95
W2	WINDOW	3.05 X 1.95
W3	WINDOW	3.30 X 1.95
W4	WINDOW	1.83 X 1.95
W5	WINDOW	1.18 X 1.50
W6	WINDOW	1.18 X 1.50
SW	STAIRCASE WINDOW	2.45 X 1.50
KW	KITCHEN WINDOW	3.65 X 1.20
V	VENTILATOR	0.60 X 1.20

BLOCK :19 to 25,26A, 27 to 30,31, 45 to 52, 53A, 54 to 57, 71A,72 to 79,80A, 81 to 85,110 to 113 GROUND FLOOR, FIRST FLOOR, TERRACE FLOOR,SECTION-AA & ELEVATION-B

COLOUR CODE	SCALE- 1:100
PROPOSED	
EXISTING ROAD	
BOUNDARY	

ALL DIMENSIONS ARE IN METER

Online application No.SWP/BPA/0706493/2025, Dated : 20.11.2025

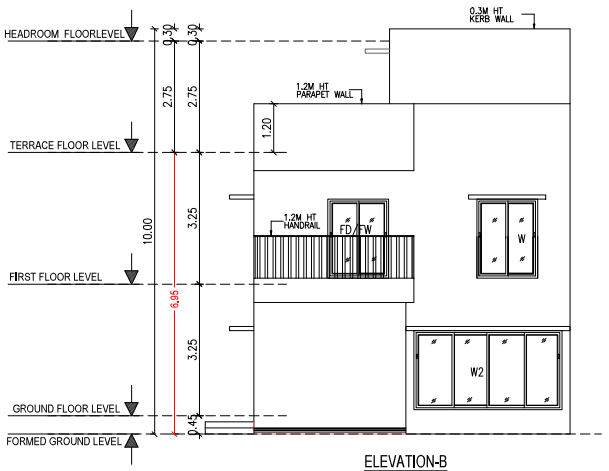
OWNER'S SIGNATURE

SIGNATURE OF STRUCTURAL ENGINEER

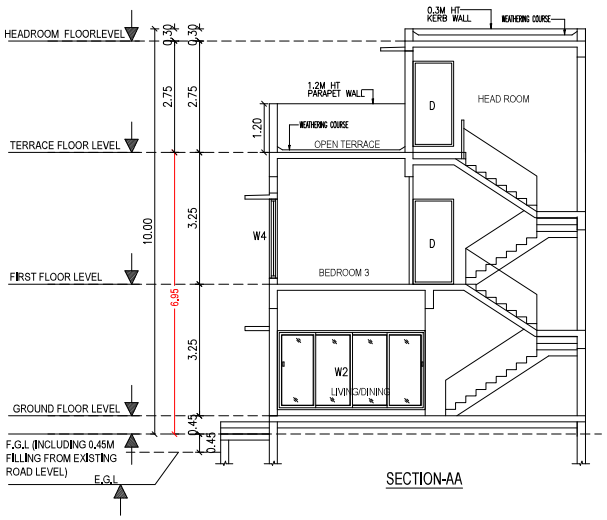
P. SENTHIL KUMAR M.E (STRUCT),AV
Reg.No:CSE LIFE/1976/(M)/2024
50-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641009.
Cell: 97866 00478

SIGNATURE OF ARCHITECT

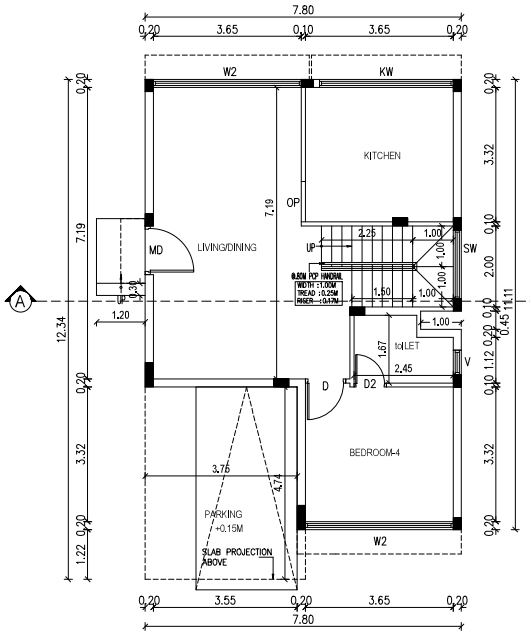
K.P. LENIN, B.Arch.,
Registered Architect
C.A. No. CA/2009/49593
#124, Roomscape "The Village"
Pillayar Kovil Street, Thalambur,
Chennai - 600 130.
Ph: 76500 00541
Email: arklenin@yahoo.com



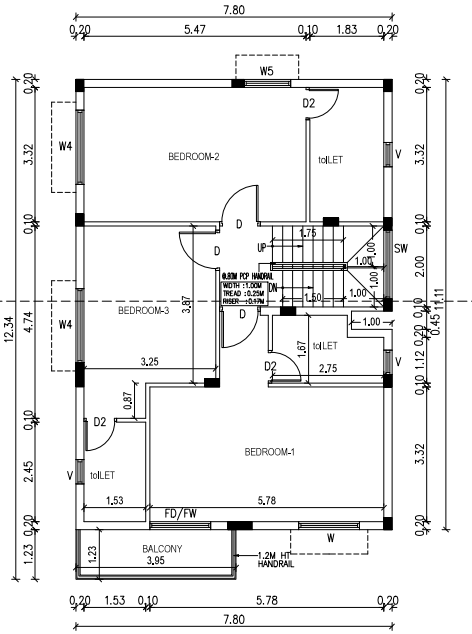
ELEVATION-B



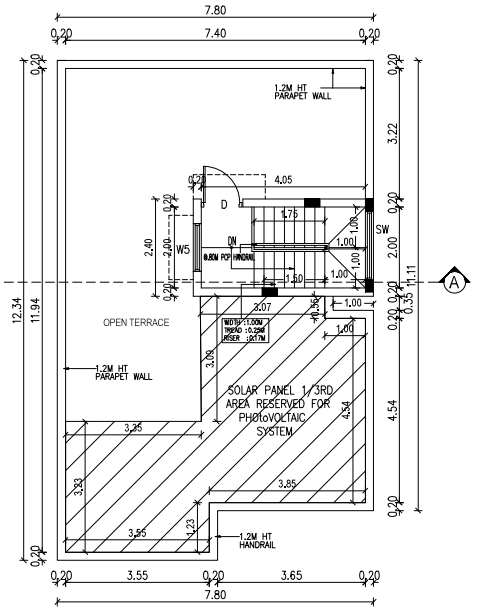
SECTION-AA



GROUND FLOOR PLAN - (BLOCK - 17A)



FIRST FLOOR PLAN - (BLOCK - 17A)



TERRACE FLOOR PLAN - (BLOCK - 17A)

SHEET NO: 04/07

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL NON-HIGH RISE GROUP DEVELOPMENT CONSISTS OF 114 BLOCKS. BLOCK 1 to 113: GROUND +FIRST FLOOR, TOTALLY 113 D/U, BLOCK 114: (AMENITY BLOCK) - GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL ON THE GROUND LEVEL COMPRISED IN S.NOS . 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C OF PONGUPALAYAM VILLAGE & PANCHAYAT, TIRUPPUR NORTH TALUK, TIRUPPUR DISTRICT.

SPECIFICATION:

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 COLUMN,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.

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
OP	OPENING	1.00 X 2.10
W	WINDOW	1.50 X 1.95
W2	WINDOW	3.65 X 1.95
W4	WINDOW	1.83 X 1.95
W5	WINDOW	1.18 X 1.50
SW	STAIRCASE WINDOW	1.70 X 1.50
KW	KITCHEN WINDOW	3.30 X 1.20
V	VENTILATOR	0.60 X 1.20

BLOCK : 17A,
GROUND FLOOR, FIRST FLOOR, TERRACE FLOOR,SECTION-AA & ELEVATION-B

COLOUR CODE	SCALE- 1:100
PROPOSED	
EXISTING ROAD	
BOUNDARY	

ALL DIMENSIONS ARE IN METER

Online application No.SWP/BPA/0706493/2025, Dated : 20.11.2025

OWNER'S SIGNATURE

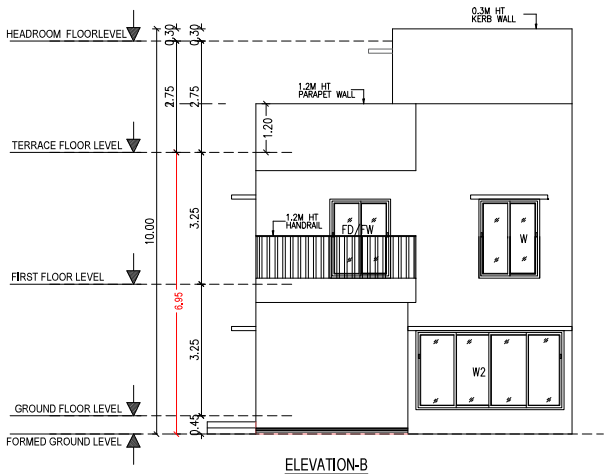
SIGNATURE OF STRUCTURAL ENGINEER

P. SENTHIL KUMAR M.E (STRUCT),AIV
Reg. No: CSE (Life)/576/(Unit2)/2024
50-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641009.
Cell: 97866 00478

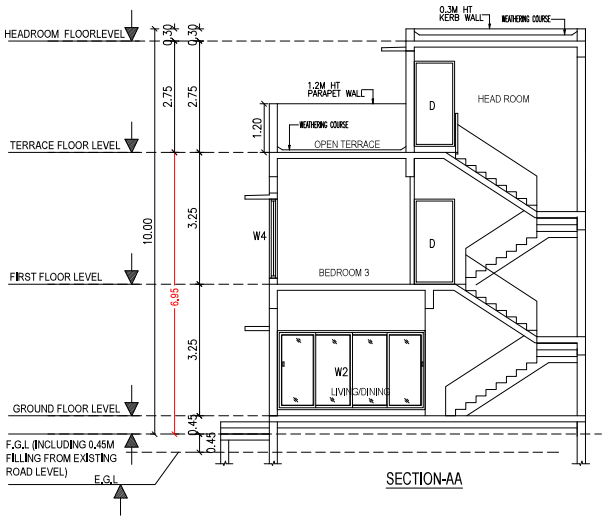
SIGNATURE OF ARCHITECT

K.P. LENIN, B.Arch.,
Registered Architect
C.A. No. CA/2009/46593
#124, Roomscape "The Village"
Pillayar Kovil Street, Thalambur,
Chennai - 600 130.
Ph: 76500 00541
Email: arklenin@yahoo.com

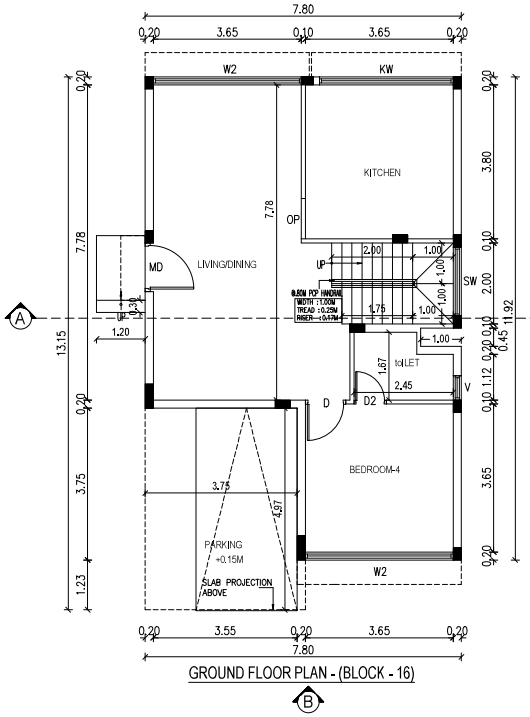
SHEET NO: 03/07



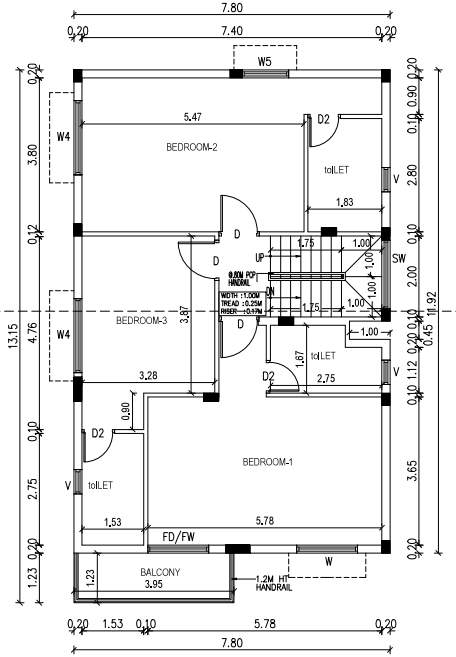
ELEVATION-B



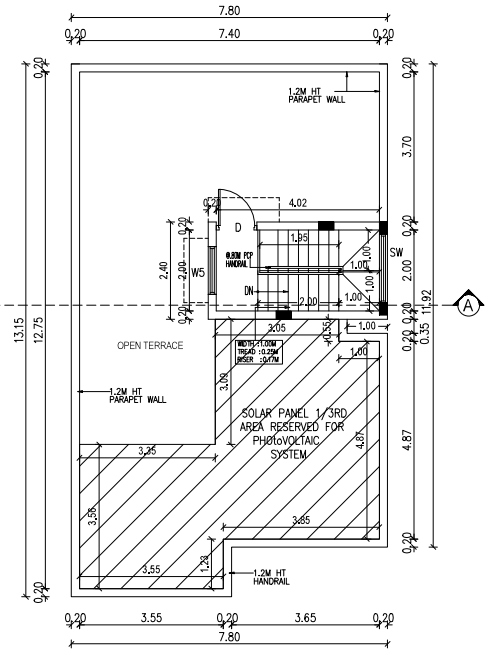
SECTION-AA



GROUND FLOOR PLAN - (BLOCK - 16)



FIRST FLOOR PLAN - (BLOCK - 16)



TERRACE FLOOR PLAN - (BLOCK - 16)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL NON-HIGH RISE GROUP DEVELOPMENT CONSISTS OF 114 BLOCKS. BLOCK 1 to 113: GROUND +FIRST FLOOR, TOTALLY 113 D/U, BLOCK 114: (AMENITY BLOCK) - GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL ON THE GROUND LEVEL COMPRISED IN S.NOS . 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C OF PONGUPALAYAM VILLAGE & PANCHAYAT, TIRUPPUR NORTH TALUK, TIRUPPUR DISTRICT.

SPECIFICATION:

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 COLUMN,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.

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
OP	OPENING	1.00 X 2.10
W	WINDOW	1.50 X 1.95
FD/FW	WINDOW	1.50 X 1.95
W2	WINDOW	3.65 X 1.95
W4	WINDOW	1.83 X 1.95
W5	WINDOW	1.18 X 1.50
SW	STAIRCASE WINDOW	1.70 X 1.50
KW	KITCHEN WINDOW	3.30 X 1.20
V	VENTILATOR	0.60 X 1.20

BLOCK : 16,
GROUND FLOOR, FIRST FLOOR, TERRACE FLOOR,SECTION-AA & ELEVATION-B

COLOUR CODE	SCALE- 1:100
PROPOSED	
EXISTING ROAD	
BOUNDARY	

ALL DIMENSIONS ARE IN METER

Online application No.SWP/BPA/0706493/2025, Dated : 20.11.2025

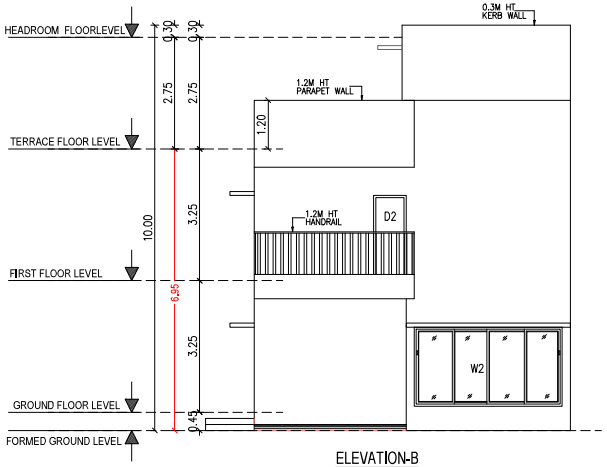
OWNER'S SIGNATURE

SIGNATURE OF STRUCTURAL ENGINEER

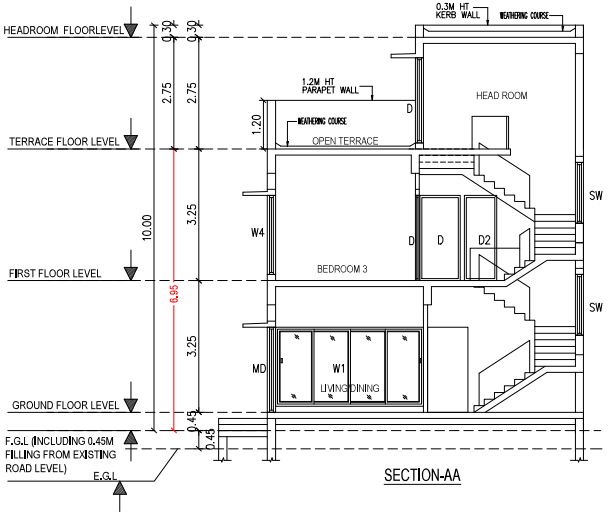
P. SENTHIL KUMAR M.E (STRUCT),AIV
Reg. No. CC-LIMA/FEES-(2)/2024
30-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641 009.
Cell: 97866 00478

SIGNATURE OF ARCHITECT

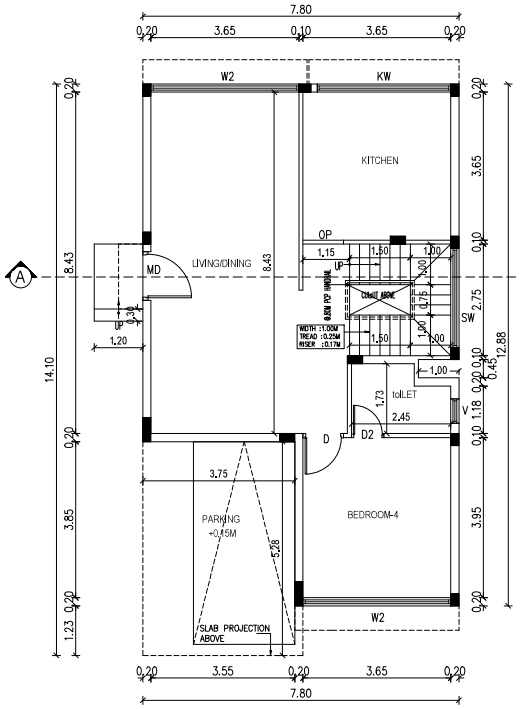
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/49959
#104, Riverscape "The Village"
Pillayar Kovil Street, Thalambur,
Chennai - 600 130.
Ph: 72900 55041
Email: architectlenin@yahoo.com



ELEVATION-B

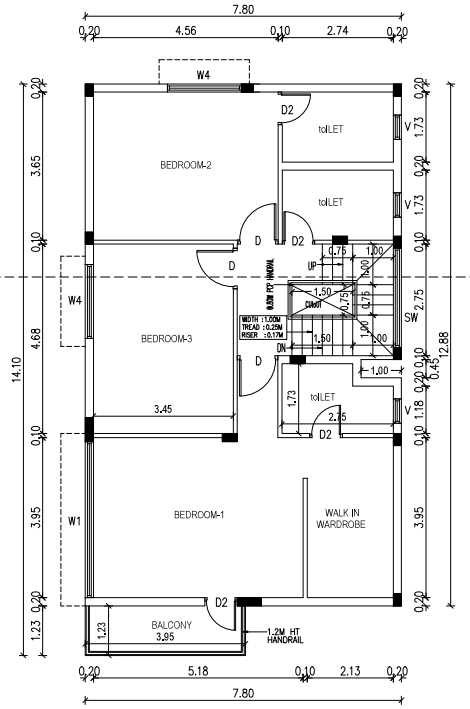


SECTION-AA



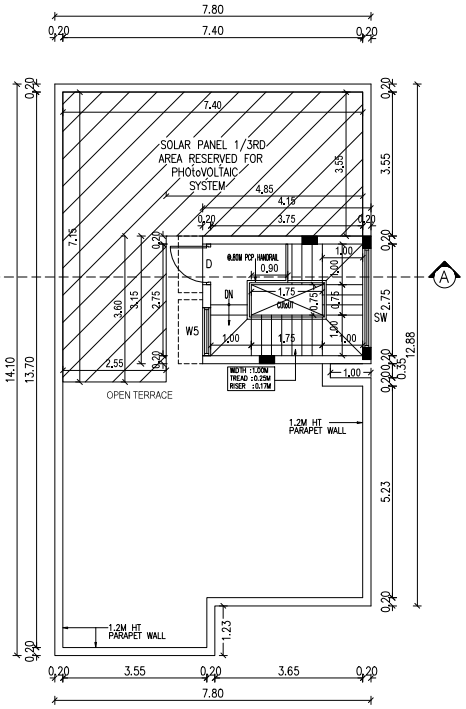
GROUND FLOOR PLAN

(BLOCK : 1 to 7,8A,9to12,12A,14,15,18,32 to 34,35A,36 to 43, 44A,58 to 61,62A,63 to 70, 86 to 88,89A,90 to 97,98A,99 &100)



FIRST FLOOR PLAN

(BLOCK : 1 to 7,8A,9to12,12A,14,15,18,32 to 34,35A,36 to 43, 44A,58 to 61,62A,63 to 70, 86 to 88,89A,90 to 97,98A,99 &100)



TERRACE FLOOR PLAN

(BLOCK : 1 to 7,8A,9to12,12A,14,15,18,32 to 34,35A,36 to 43, 44A,58 to 61,62A,63 to 70, 86 to 88,89A,90 to 97,98A,99 &100)

SHEET NO: 02/07

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL NON-HIGH RISE GROUP DEVELOPMENT CONSISTS OF 114 BLOCKS. BLOCK 1 to 113: GROUND +FIRST FLOOR, TOTALLY 113 D/U, BLOCK 114: (AMENITY BLOCK) - GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL ON THE GROUND LEVEL COMPRISED IN S.NOS . 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C OF PONGUPALAYAM VILLAGE & PANCHAYAT, TIRUPPUR NORTH TALUK, TIRUPPUR DISTRICT.

SPECIFICATION:

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 COLUMN,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.

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
OP	OPENING	1.00 X 2.10
W1	WINDOW	3.85 X 1.95
W2	WINDOW	3.65 X 1.95
W3	WINDOW	2.45 X 1.95
W4	WINDOW	1.83 X 1.95
W5	WINDOW	1.18 X 1.50
KW	KITCHEN WINDOW	3.30 X 1.20
V	VENTILATOR	0.60 X 1.20

BLOCK : 1 to 7,8A,9 to 12,12A,14,15,18,32 to 34,35A,36 to 43,44A,58 to 61,62A,63 to 70, 86 to 88,89A,90 to 97,98A,99 &100

GROUND FLOOR, FIRST FLOOR, TERRACE FLOOR,SECTION-AA & ELEVATION-B

COLOUR CODE	SCALE- 1:100
PROPOSED	
EXISTING ROAD	
BOUNDARY	

ALL DIMENSIONS ARE IN METER

Online application No.SWP/BPA/0706493/2025, Dated : 20.11.2025

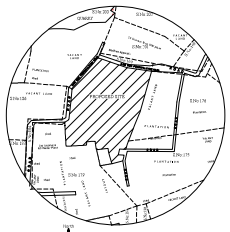
OWNER'S SIGNATURE

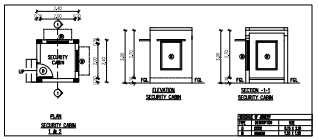
SIGNATURE OF STRUCTURAL ENGINEER

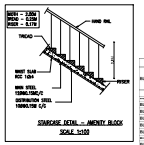
P. SENTHIL KUMAR M.E (STRUCT),AIV
Reg.No:CBE/ LAA/EE/435-1/052/2024
30-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore-641009.
Cell: 91500 04418

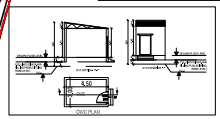
SIGNATURE OF ARCHITECT

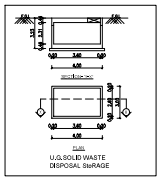
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2000/45660
#124, Poomagale "The Village"
Phase-II, Kuppichipalayam,
Peelamedu - 641 004.
Ph: 75500 55541
Email: arch.lenin@yahoo.com

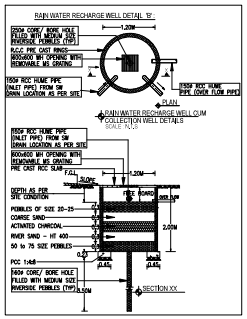


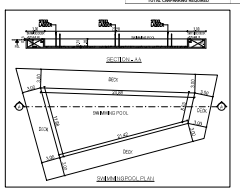




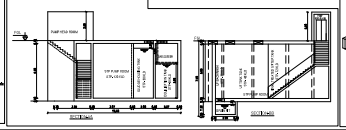


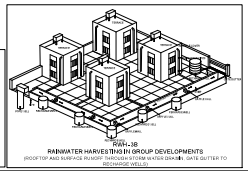


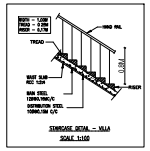












Signature Valid Signature Valid Signature Valid

PATTA EXTENT DETAILS

SLNo.	Survey No	Patta No.	Patta Extent (in Hec - Aares)
1	177/1	1808	0-1.95
2	177/2	1809	0-9.24
3	177/3,	1808,	0-8.65
4	177/4	1808	0-0.84
5	177/5	1810	0-20.74
6	177/6	1811	0-40.28
7	177/7	1812	0-1.30
8	178/1A1	1809	0-0.92
9	178/1A2	1813	0-10.16
10	178/1A3	1814	0-17.62
11	178/1A4	1806	0-13.74
12	178/1A5	1811	0-0.40
13	178/1A6	1812	0-34.94
14	178/1A7A	1808	0-9.73
15	178/1B	1198	0-28.47
16	179/3A1	2693	0-36.40
17	179/3A2	2693	0-4.10
18	185/1A	1808	0-0.53
19	185/1B	1808	0-26.40
20	185/1C	1809	0-12.42
21	185/1D	1813	0-0.63
22	185/2A	1809	0-13.69
23	185/2B	1813	0-27.49
24	185/2C	1814	0-3.83
		Total	3-38.68

AREA STATEMENT

DESCRIPTION	EXTENT IN SQ.M
AS PER PATTA	33848.00
AS PER DOCUMENT	33872.19
LEAST AREA TAKEN FOR FSI	33848.00
OSR-10% REQUIRED	3387.22
OSR PROVIDED 1	2144.26
OSR PROVIDED 2	1243.85
TO BE GIFTED OSR AREA	3388.11

UNIT AREA STATEMENT - BLOCK 1 TO 114

BLOCK NAME	UNIT NAME	PLINTH AREA	AREA ABOVE 1000GM TO 2000 SQM CAR	AREA ABOVE 2000GM TO 3000 SQM CAR	DWELLING UNITS
BLOCK-1	1	186.48	1	0	1
BLOCK-2	2	186.48	1	0	1
BLOCK-3	3	186.48	1	0	1
BLOCK-4	4	186.48	1	0	1
BLOCK-5	5	186.48	1	0	1
BLOCK-6	6	186.48	1	0	1
BLOCK-7	7	186.48	1	0	1
BLOCK-8	8	186.48	1	0	1
BLOCK-9	9	186.48	1	0	1
BLOCK-10	10	186.48	1	0	1
BLOCK-11	11	186.48	1	0	1
BLOCK-12	12	186.48	1	0	1
BLOCK-12A	12A	186.48	1	0	1
BLOCK-13	13	186.48	1	0	1
BLOCK-14	14	186.48	1	0	1
BLOCK-15	15	186.48	1	0	1
BLOCK-16	16	186.48	1	0	1
BLOCK-17	17	186.48	1	0	1
BLOCK-18	18	186.48	1	0	1
BLOCK-19	19	186.48	1	0	1
BLOCK-20	20	186.48	1	0	1
BLOCK-21	21	186.48	1	0	1
BLOCK-22	22	186.48	1	0	1
BLOCK-23	23	186.48	1	0	1
BLOCK-24	24	186.48	1	0	1
BLOCK-25	25	186.48	1	0	1
BLOCK-26A	26A	186.48	1	0	1
BLOCK-27	27	186.48	1	0	1
BLOCK-28	28	186.48	1	0	1
BLOCK-29	29	186.48	1	0	1
BLOCK-30	30	186.48	1	0	1
BLOCK-31	31	186.48	1	0	1
BLOCK-32	32	186.48	1	0	1
BLOCK-33	33	186.48	1	0	1
BLOCK-34	34	186.48	1	0	1
BLOCK-34A	34A	186.48	1	0	1
BLOCK-35	35	186.48	1	0	1
BLOCK-36	36	186.48	1	0	1
BLOCK-37	37	186.48	1	0	1
BLOCK-38	38	186.48	1	0	1
BLOCK-39	39	186.48	1	0	1
BLOCK-40	40	186.48	1	0	1
BLOCK-41	41	186.48	1	0	1
BLOCK-42	42	186.48	1	0	1
BLOCK-43	43	186.48	1	0	1
BLOCK-44	44	186.48	1	0	1
BLOCK-45	45	186.48	1	0	1
BLOCK-46	46	186.48	1	0	1
BLOCK-47	47	186.48	1	0	1
BLOCK-48	48	186.48	1	0	1
BLOCK-49	49	186.48	1	0	1
BLOCK-50	50	186.48	1	0	1
BLOCK-51	51	186.48	1	0	1
BLOCK-52	52	186.48	1	0	1
BLOCK-53	53	186.48	1	0	1
BLOCK-54	54	186.48	1	0	1
BLOCK-55	55	186.48	1	0	1
BLOCK-56	56	186.48	1	0	1
BLOCK-57	57	186.48	1	0	1
BLOCK-58	58	186.48	1	0	1
BLOCK-59	59	186.48	1	0	1
BLOCK-60	60	186.48	1	0	1
BLOCK-61	61	186.48	1	0	1
BLOCK-62	62	186.48	1	0	1
BLOCK-63	63	186.48	1	0	1
BLOCK-64	64	186.48	1	0	1
BLOCK-65	65	186.48	1	0	1
BLOCK-66	66	186.48	1	0	1
BLOCK-67	67	186.48	1	0	1
BLOCK-68	68	186.48	1	0	1
BLOCK-69	69	186.48	1	0	1
BLOCK-70	70	186.48	1	0	1
BLOCK-70A	70A	186.48	1	0	1
BLOCK-71	71	186.48	1	0	1
BLOCK-72	72	186.48	1	0	1
BLOCK-73	73	186.48	1	0	1
BLOCK-74	74	186.48	1	0	1
BLOCK-75	75	186.48	1	0	1
BLOCK-76	76	186.48	1	0	1
BLOCK-77	77	186.48	1	0	1
BLOCK-78	78	186.48	1	0	1
BLOCK-79	79	186.48	1	0	1
BLOCK-80	80	186.48	1	0	1
BLOCK-80A	80A	186.48	1	0	1
BLOCK-81	81	186.48	1	0	1
BLOCK-82	82	186.48	1	0	1
BLOCK-83	83	186.48	1	0	1
BLOCK-84	84	186.48	1	0	1
BLOCK-85	85	186.48	1	0	1
BLOCK-86	86	186.48	1	0	1
BLOCK-86A	86A	186.48	1	0	1
BLOCK-87	87	186.48	1	0	1
BLOCK-88	88	186.48	1	0	1
BLOCK-89	89	186.48	1	0	1
BLOCK-90	90	186.48	1	0	1
BLOCK-91	91	186.48	1	0	1
BLOCK-92	92	186.48	1	0	1
BLOCK-93	93	186.48	1	0	1
BLOCK-94	94	186.48	1	0	1
BLOCK-95	95	186.48	1	0	1
BLOCK-96	96	186.48	1	0	1
BLOCK-96A	96A	186.48	1	0	1
BLOCK-97	97	186.48	1	0	1
BLOCK-98	98	186.48	1	0	1
BLOCK-99	99	186.48	1	0	1
BLOCK-100	100	186.48	1	0	1
BLOCK-101	101	186.48	1	0	1
BLOCK-102	102	186.48	1	0	1
BLOCK-103	103	186.48	1	0	1
BLOCK-104	104	186.48	1	0	1
BLOCK-105	105	186.48	1	0	1
BLOCK-106	106	186.48	1	0	1
BLOCK-107	107	186.48	1	0	1
BLOCK-108	108	186.48	1	0	1
BLOCK-109	109	186.48	1	0	1
BLOCK-110	110	186.48	1	0	1
BLOCK-111	111	186.48	1	0	1
BLOCK-112	112	186.48	1	0	1
BLOCK-113	113	186.48	1	0	1
SUB TOTAL		184	15	113	
TOTAL CAR PARKING REQUIRED			183		
GRAND TOTAL CARPARKING (15)			198		
10 % VISITORS PARKING			18		
TOTAL CARPARKING REQUIRED			180		

PROPOSED BLOCK - 1 TO 114
PARKING REQUIREMENT DETAILS

DESCRIPTION	DWELLING UNITS	CARS REQUIRED
RESIDENTIAL 1BR TO 2BR	113	113
TOTAL	113	113
TOTAL CARPARKINGS		113
PARKING BLOCK PARKING		70
TOTAL REQUIRED PARKING		183

PROPOSED BLOCK - 1 TO 114
PARKING REQUIREMENT DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CARPARKING BELOW	108	108
CARPARKING ON GROUND	72	72
10% VISITORS PARKING	18	18
PARKING BLOCK	70	70
CARPARKING BLOCK(CARPARKING)	70	70
TOTAL CARPARKING	343	343
EXISTING CAR PARKING	6	6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL NON-HIGH RISE GROUP DEVELOPMENT CONSISTS OF 114 BLOCKS, BLOCK 1 to 113: GROUND +FIRST FLOOR TOTALLY 113 D/U, BLOCK 114: (AMENITY BLOCK) - GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL ON THE GROUND LEVEL COMPRISED IN S.NOS . 177/1, 177/2, 177/3, 177/4, 177/5, 177/6, 177/7, 178/1A1, 178/1A2, 178/1A3, 178/1A4, 178/1A5, 178/1A6, 178/1A7A, 178/1B, 179/3A1, 179/3A2, 185/1A, 185/1B, 185/1C, 185/1D, 185/2A, 185/2B & 185/2C OF PONGUPALAYAM VILLAGE & PANCHAYAT, TIRUPPUR NORTH TALUK, TIRUPPUR DISTRICT.

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

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.

SITE PLAN

ALL DIMENSION ARE IN METER

COLOUR CODE	SCALE- 1:350
PROPOSED	
EXISTING ROAD	
BOUNDARY	

North

Online application
No.SWP/BPA/0706493/2025,
Dated : 20.11.2025

OWNER'S SIGNATURE

For CASAGRAND COVAAN PRIVATE LIMITED
AUTHORISED SIGNATORY

SIGNATURE OF STRUCTURAL ENGINEER

P. SENTHIL KUMAR M.E (STRUCT),AV
Reg. No:CBE LPA/SE/GR-1/050/2024
30-A, 1st Floor, Kalidas Street,
Ram Nagar, Coimbatore - 641009.
Cell: 97866 00478

SIGNATURE OF ARCHITECT

K.P. LENIN, B.Arch.,
Registered Architect
C.A. No. CA/2003/45593
#12A, Roomacolor "The Village"
Pillaiyar Kovil Street, Thalambur,
Chennai - 600 130.
Ph: 70332 00442
Email: architectlenin@yahoo.com

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.