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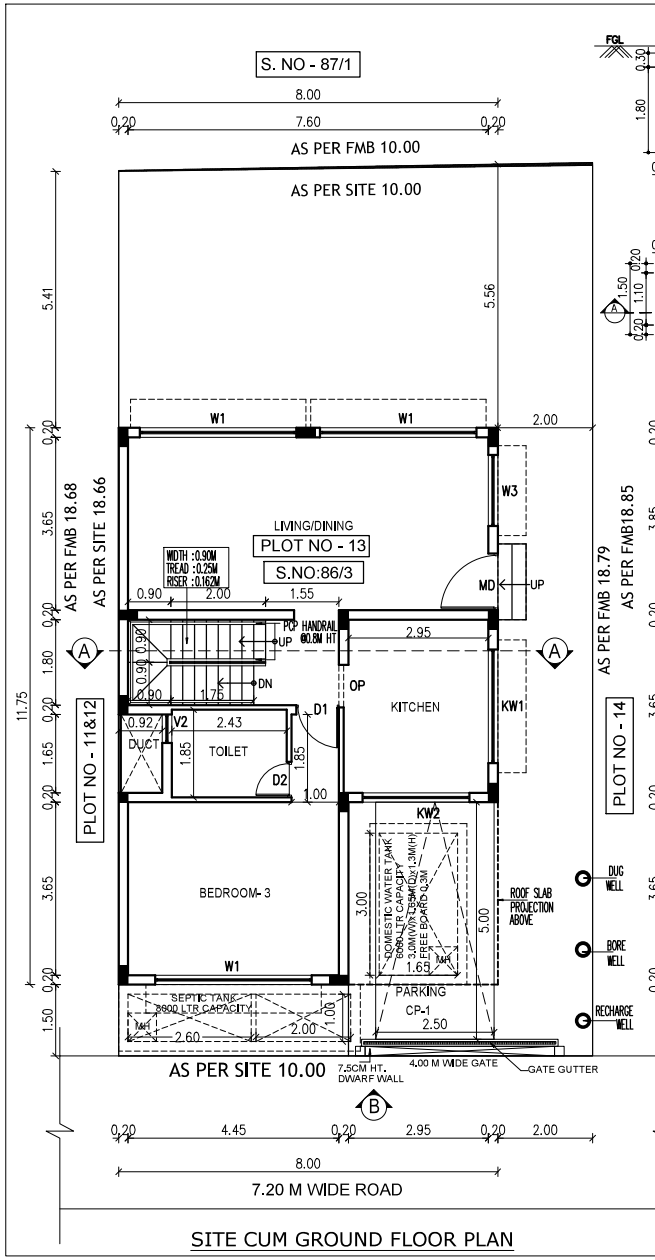
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





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	2.10 X 2.10
OP	OPENING	0.90 X 2.10
W1	WINDOW	3.30 X 1.50
W2	WINDOW	2.40 X 1.50
W3	WINDOW	1.50 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.60 X 1.50
KW1	WINDOW	2.40 X 1.35
KW2	WINDOW	2.25 X 1.05
V1	VENTILATOR	0.75 X 0.90
V2	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:13, 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 = 187.25 SQM

AS PER DOCUMENT = 187.25 SQM

AS PER PATTA = 187.25 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	80.35SQM	12.13SQM
FIRST FLOOR	81.87SQM	-
TERRACE FLOOR		10.67SQM
TOTAL F.S.I AREA	162.22SQM	22.80SQM
F.S.I = 162.22 SQM / 187.25 SQM = 0.87		PLOT COVERAGE = 94.0 SQM / 187.25 SQM = 50.20%

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

For CASAGRAND PREMIER BUILDER LIMITED

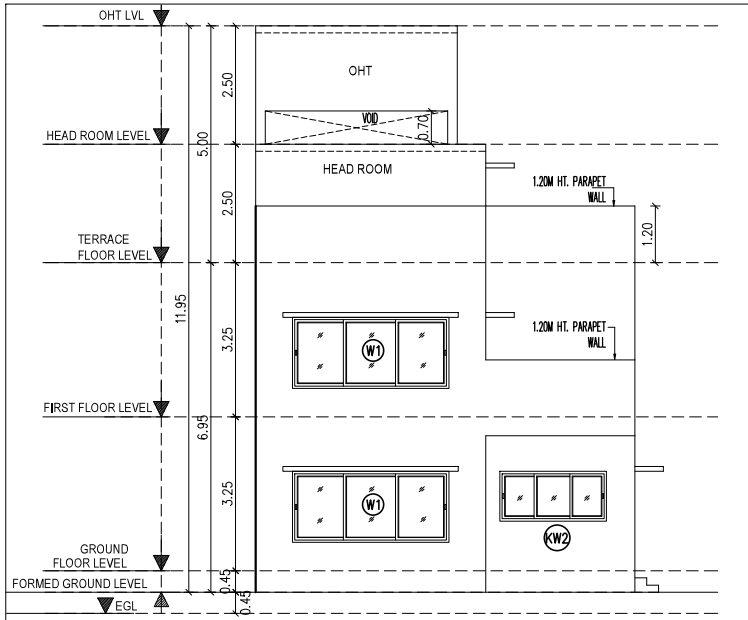
Authorised Signatory

OWNER'S SIGNATURE

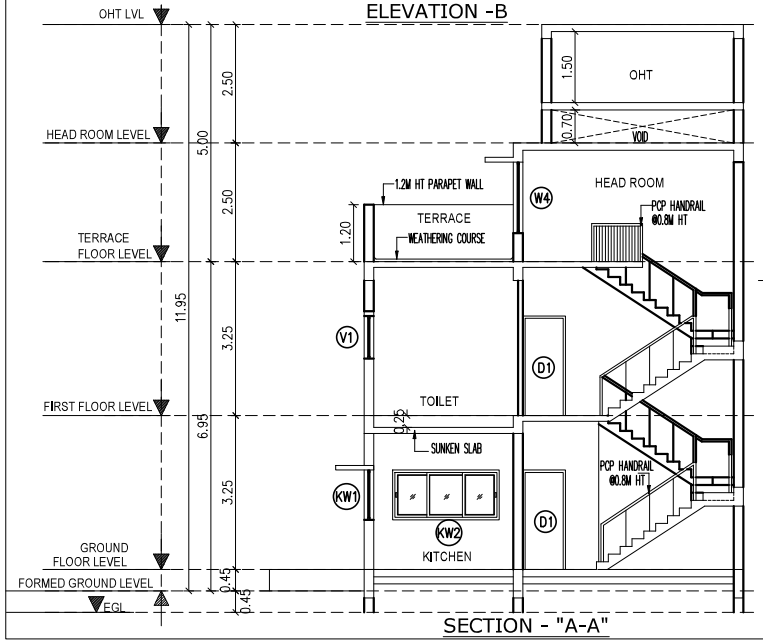
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/1903/07/2018-03-2019
DTCP Regd. No. CGLRGNRA/Gr.I/2019/07021
#12A, Roamscape "The Village" Pillayar Koil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

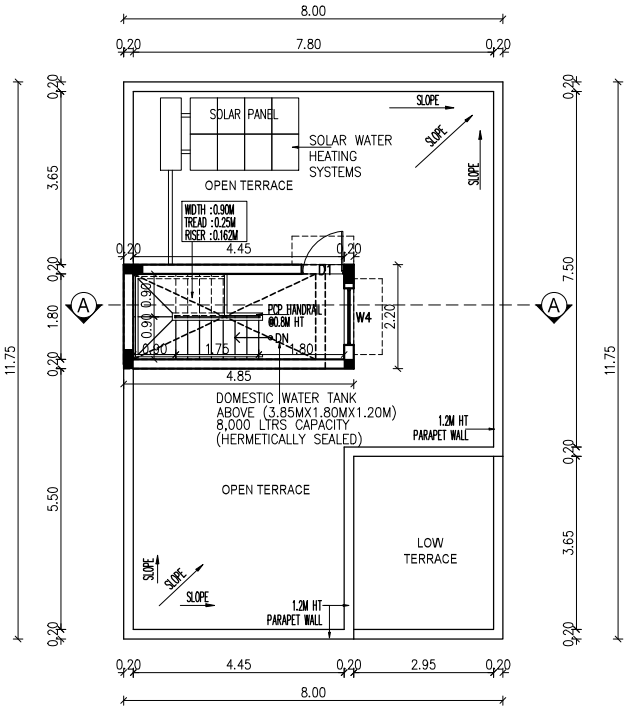
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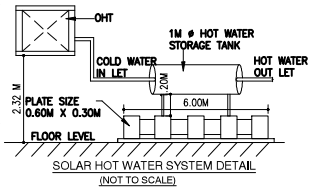
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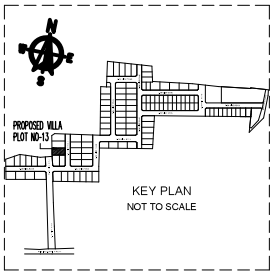
SECTION - "A-A"

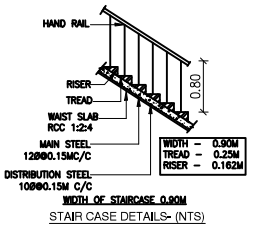


TERRACE FLOOR PLAN

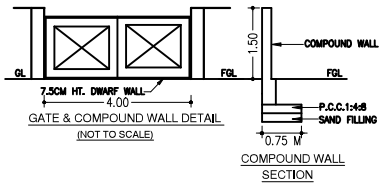


SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)





STAIR CASE DETAILS- (NTS)



GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL SECTION

DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:13, 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

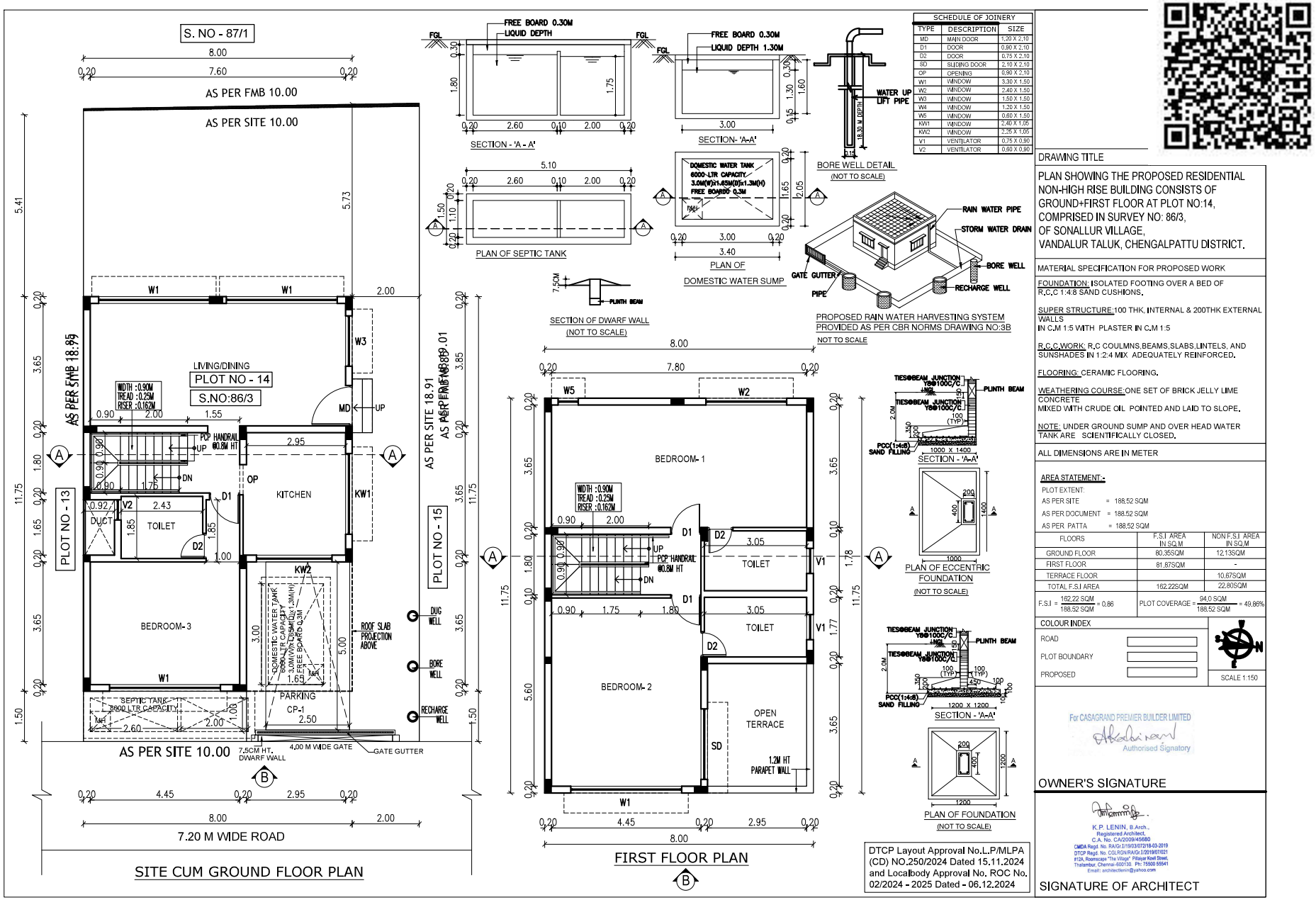
Authorised Signatory

OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RAGr.2/1913/07/2016-03-2016
DTCP Regd. No. CGLRGN/RA/Gr.1/2019/07/01
#12A, Roomscape "The Village" Pillayar Koil
Thalambur, Chennai-600130. Ph: 7550
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

Signature valid
Signed by: Magnum 2024
Location: Chennai
Date: 2024.12.03 00:11:42



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	2.10 X 2.10
OP	OPENING	0.90 X 2.10
W1	WINDOW	3.30 X 1.50
W2	WINDOW	2.40 X 1.50
W3	WINDOW	1.50 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.60 X 1.50
KW1	WINDOW	2.40 X 1.35
KW2	WINDOW	2.25 X 1.05
V1	VENTILATOR	0.75 X 0.90
V2	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:14, 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 = 188.52 SQM

AS PER DOCUMENT = 188.52 SQM

AS PER PATTA = 188.52 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	80.35SQM	12.13SQM
FIRST FLOOR	81.87SQM	-
TERRACE FLOOR		10.67SQM
TOTAL F.S.I AREA	162.22SQM	22.80SQM

F.S.I = 162.22 SQM / 188.52 SQM = 0.86

PLOT COVERAGE = 94.0 SQM / 188.52 SQM = 49.86%

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

DTCP Layout Approval No.L.P/MLPA (CD) NO.250/2024 Dated 15.11.2024 and Localbody Approval No. ROC No. 02/2024 - 2025 Dated - 06.12.2024

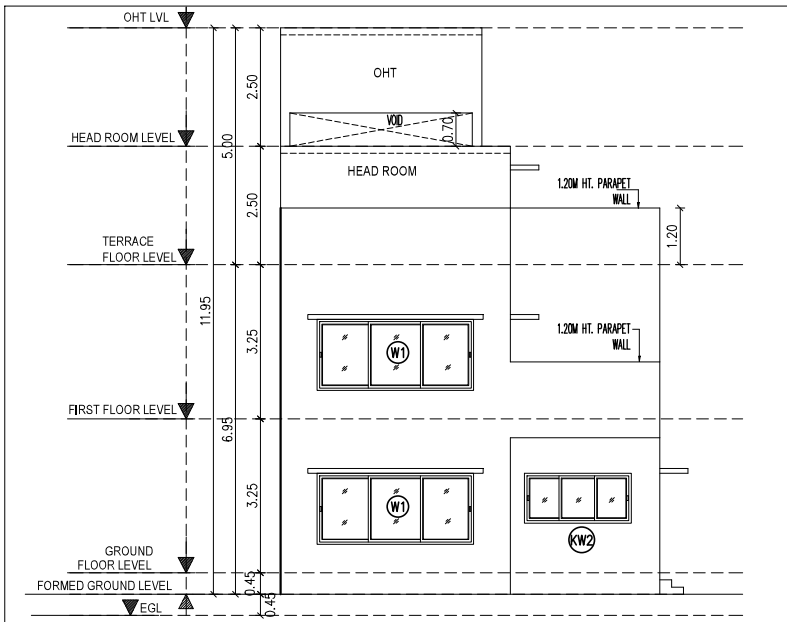
For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

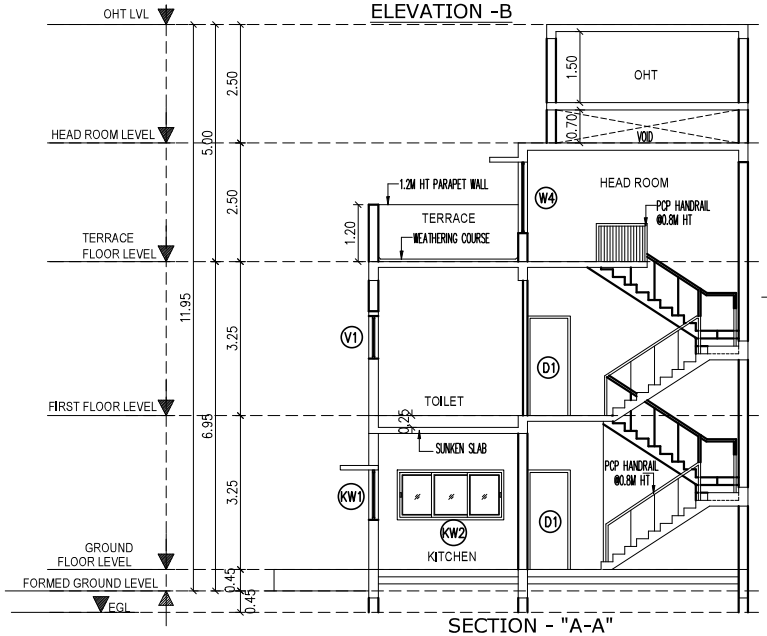
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RAGI-2119/3/07218-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.1/2019/07021
#12A, Roomscape "The Village" Pillayar Koil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

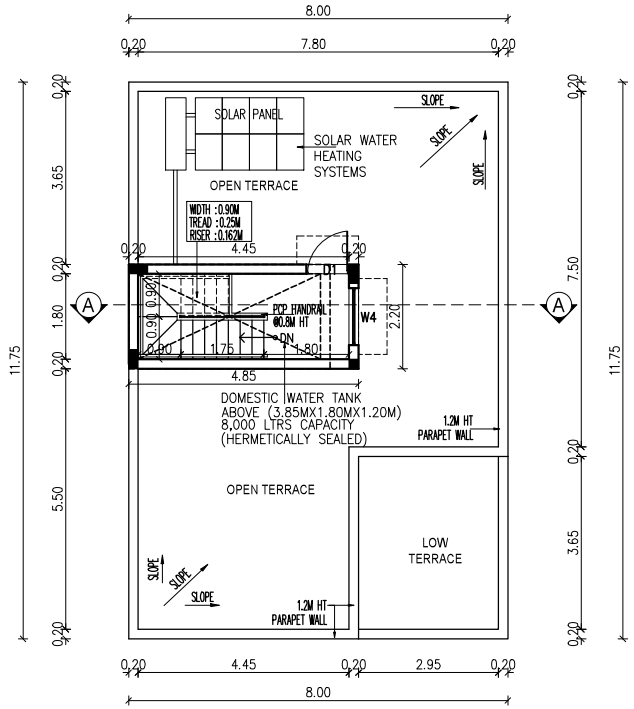
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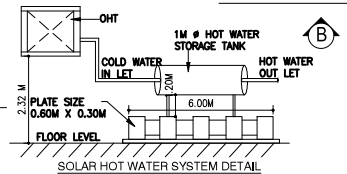
ELEVATION -B



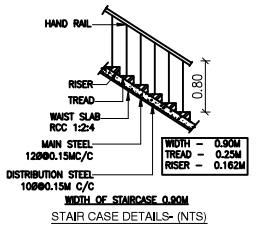
SECTION - "A-A"



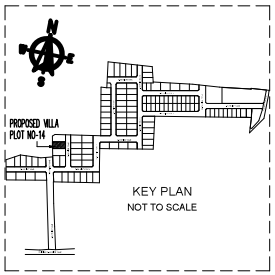
TERRACE FLOOR PLAN

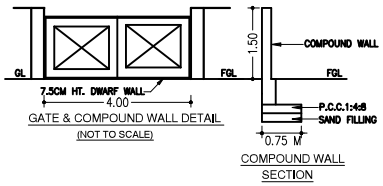


SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



STAIR CASE DETAILS- (NTS)





GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL SECTION

DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:14, 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

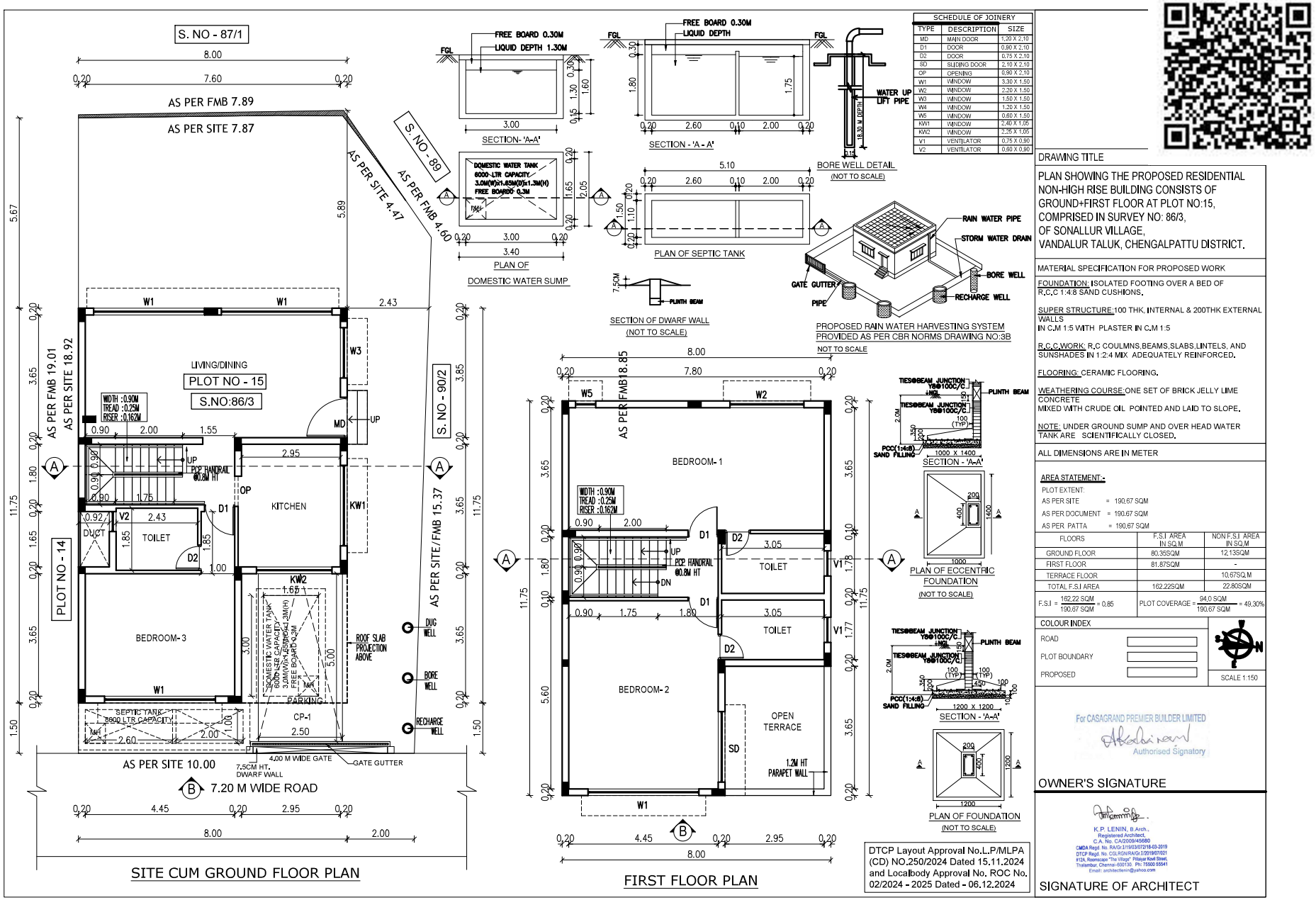
Authorised Signatory

OWNER'S SIGNATURE

K.P. LENIN, B.Arch., Registered Architect, C.A. No. CA/2008/45680
CMDA Regd. No. RA/Gr.I/19/03/0721/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/0[illegible]
#12A, Roomscape "The Village" Pillayar Koil Street, Thalambur, Chennai-600130. Ph: 75500 5[illegible]
Email: architectlenin@yahoo.com

Signature valid
Signed by: Magnum 2024
Location: Chennai
Date: 2024.12.08 00:26:03

SIGNATURE OF ARCHITECT



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	2.10 X 2.10
OP	OPENING	0.90 X 2.10
W1	WINDOW	3.30 X 1.50
W2	WINDOW	2.20 X 1.50
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W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.60 X 1.50
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KW2	WINDOW	2.25 X 1.05
V1	VENTILATOR	0.75 X 0.90
V2	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:15, 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 = 190.67 SQM

AS PER DOCUMENT = 190.67 SQM

AS PER PATTA = 190.67 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	80.35SQM	12.13SQM
FIRST FLOOR	81.87SQM	-
TERRACE FLOOR		10.67SQ.M
TOTAL F.S.I AREA	162.22SQM	22.80SQM

F.S.I = 162.22 SQM / 190.67 SQM = 0.85

PLOT COVERAGE = 94.0 SQM / 190.67 SQM = 49.30%

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

DTCP Layout Approval No.L.P/MLPA (CD) NO.250/2024 Dated 15.11.2024 and Localbody Approval No. ROC No. 02/2024 - 2025 Dated - 06.12.2024

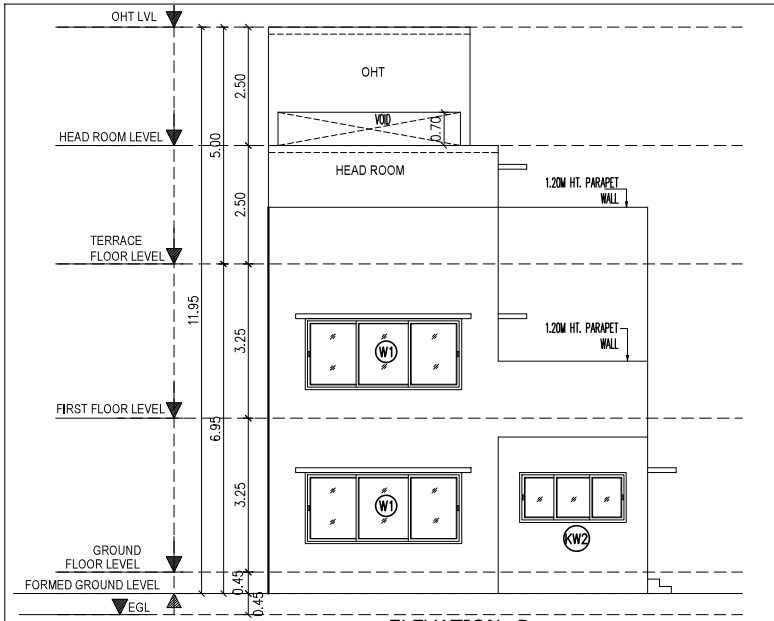
For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

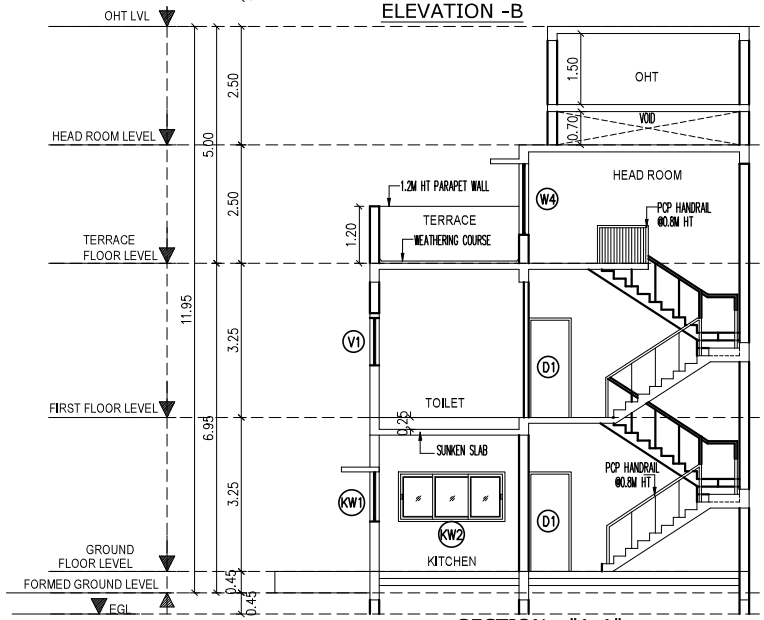
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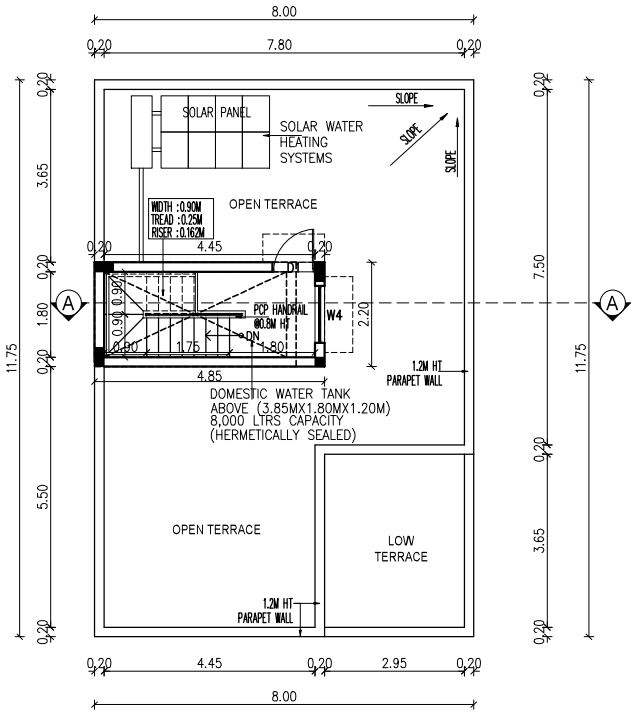
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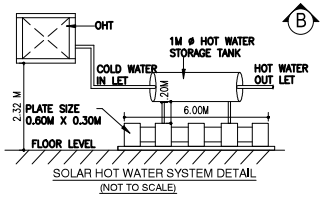
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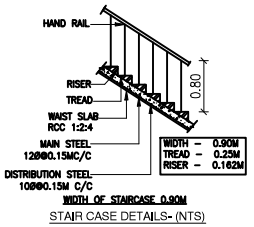
SECTION - "A-A"



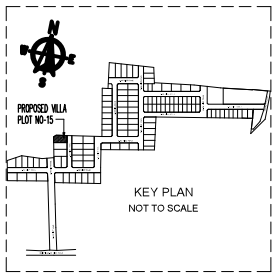
TERRACE FLOOR PLAN

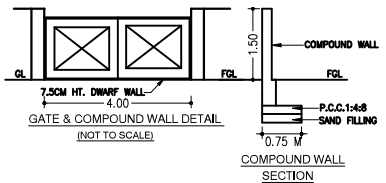


SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



STAIR CASE DETAILS- (NTS)





GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL SECTION

DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:15, 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

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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

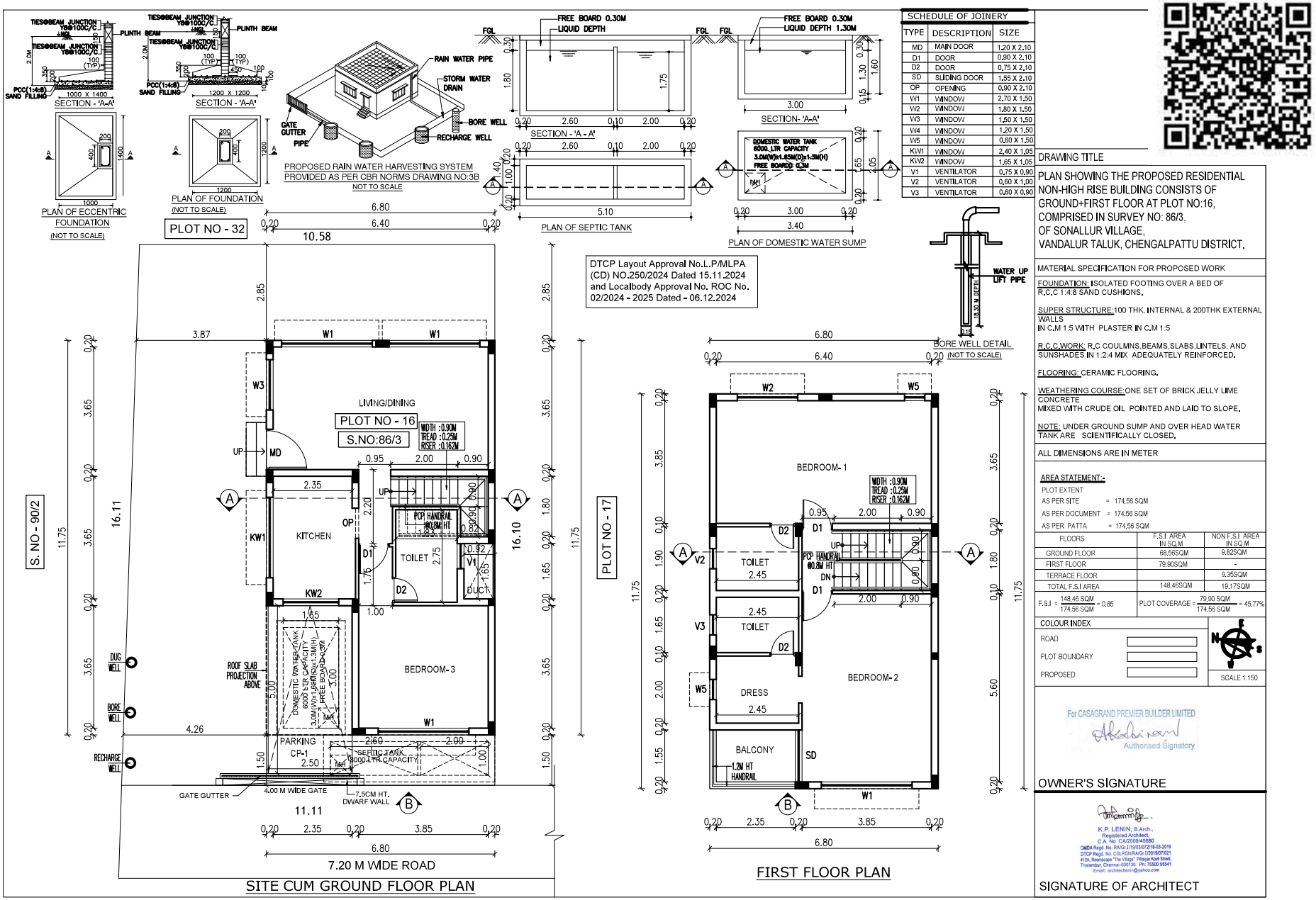
Authorised Signatory

OWNER'S SIGNATURE

K.P. LENIN, B.Arch
Registered Architect
C.A. No. CA/2009/45594
CMDA Regd. No. RA/Gr.1/1903/07/2018-03-31
DTCP Regd. No. CGLRGN/RA/Gr.1/2019/07/021
#124, Roomscape "The Village" Pillayar Koil
Thalambur, Chennai-600130. Ph: 75
Email: architectlenin@yahoo.co

SIGNATURE OF ARCHITECT

Signature valid
Signed by: Magnum 2024
Location: Chennai
Date: 2024.12.06 00:33:17



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	2,70 X 1,50
W2	WINDOW	1,80 X 1,50
W3	WINDOW	1,50 X 1,50
W4	WINDOW	1,20 X 1,50
W5	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:16, 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 = 174.56 SQM

AS PER DOCUMENT = 174.56 SQM

AS PER PATTA = 174.56 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 / 174.56 SQM = 0.85

PLOT COVERAGE = 79.90 SQM / 174.56 SQM = 45.77%

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

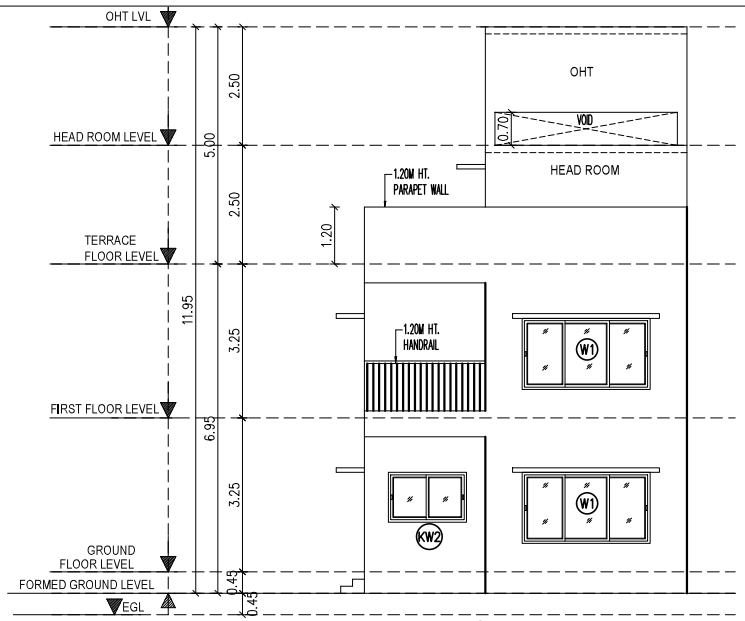
For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

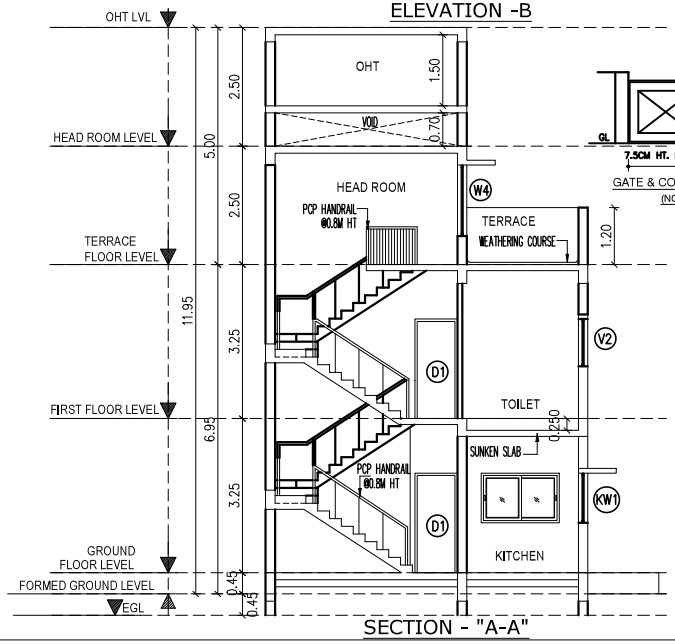
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K.P. LENIN, B.Arch.,
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CMDA Regd. No. RA/Gr.I/19/03072/18-03-2019
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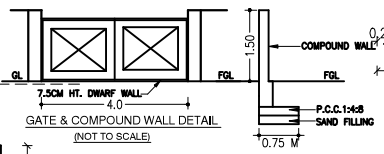
SIGNATURE OF ARCHITECT



ELEVATION -B

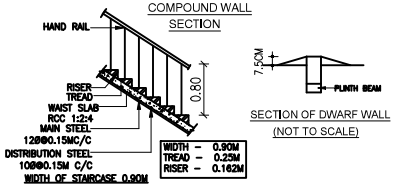


SECTION - "A-A"



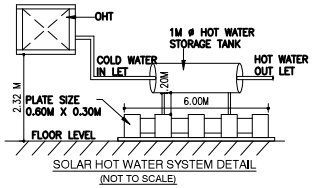
GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL SECTION

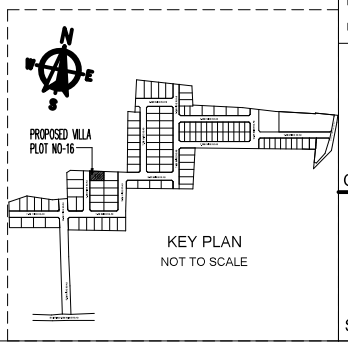


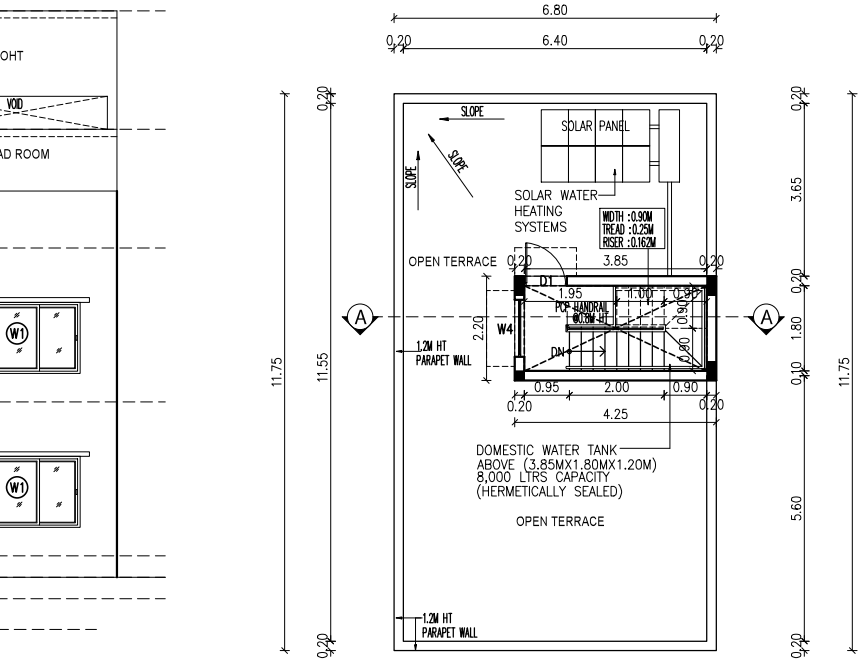
STAIR CASE DETAILS- (NTS)

SECTION OF DWARF WALL
(NOT TO SCALE)



SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)





TERRACE FLOOR PLAN

B

DRAWING TITLE

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COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

For CASAGRAND PREMIER BUILDER LIMITED

Authorised Signatory

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Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

Signature valid
Signed by: Magnum 2024
Location: Chennai
Date: 2024.12.06 00:40:28



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

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