Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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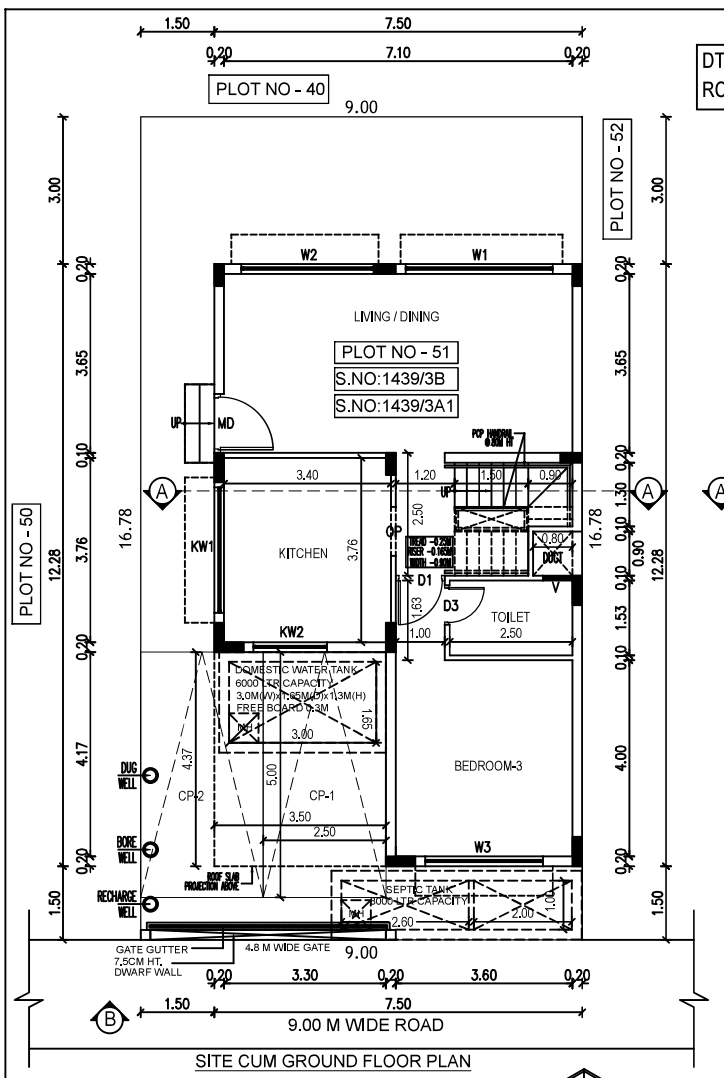
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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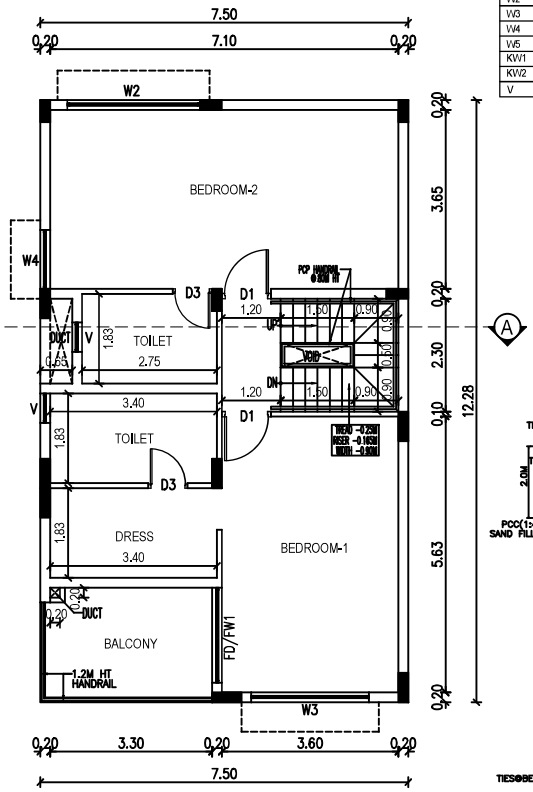
DIGITALLY VERIFIED RECORD

DTCP Layout Approved No.L.P/MLPA(CD)NO.289/2025,Dated:5/11/2025
ROC No: HR4H6TCQ/2025/2025/TCP,Dated:12/11/2025

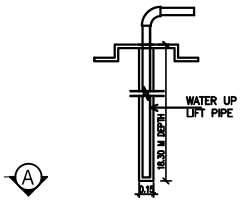
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.935 X 2.10
OP	OPENING	1.00 X 2.10
W1	WINDOW	3.00 X 1.50
W2	WINDOW	2.70 X 1.50
W3	WINDOW	2.40 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.90 X 1.50
KW1	WINDOW	2.56 X 1.05
KW2	WINDOW	1.50 X 1.05
V	VENTILATOR	0.60 X 0.75



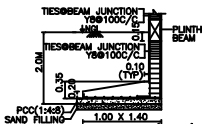
SITE CUM GROUND FLOOR PLAN



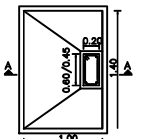
FIRST FLOOR PLAN



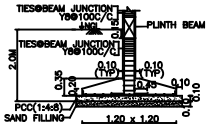
BORE WELL DETAIL
(NOT TO SCALE)



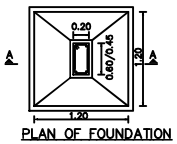
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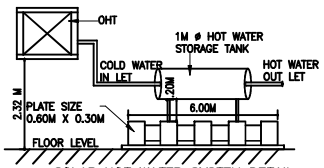
PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)



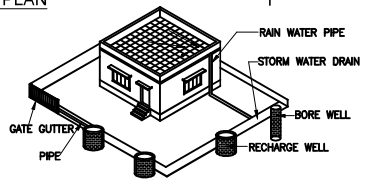
SECTION – 'A–A'



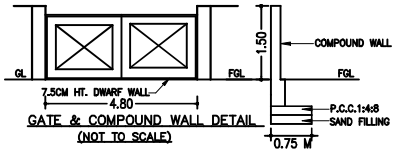
PLAN OF FOUNDATION
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SOLAR HOT WATER SYSTEM DETAIL
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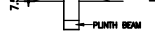


PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS
DRAWING NO: 3B



GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL SECTION



SECTION OF DWARF WALL
(NOT TO SCALE)

DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:51, COMPRISED IN SURVEY NO:1439/ 3A1& 1439/ 3B, OF THAIYUR-'B' VILLAGE, THIRUPORUR 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 = 150.98 SQM
AS PER DOCUMENT = 150.98 SQM
AS PER PATTA = 150.98 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	75.89 SQM	15.28 SQM
FIRST FLOOR	90.27 SQM	-
TERRACE FLOOR		10.80 SQM
TOTAL F.S.I AREA	166.16 SQM	26.08 SQM

F.S.I = 166.16 SQM / 150.98 SQM = 1.10
PLOT COVERAGE = 92.06 SQM / 150.98 SQM = 60.97%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

SCALE 1:150

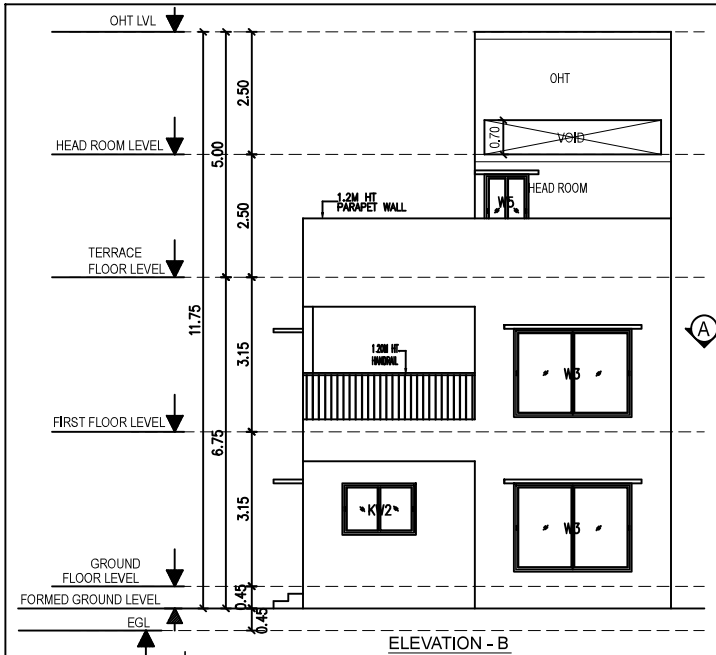
For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

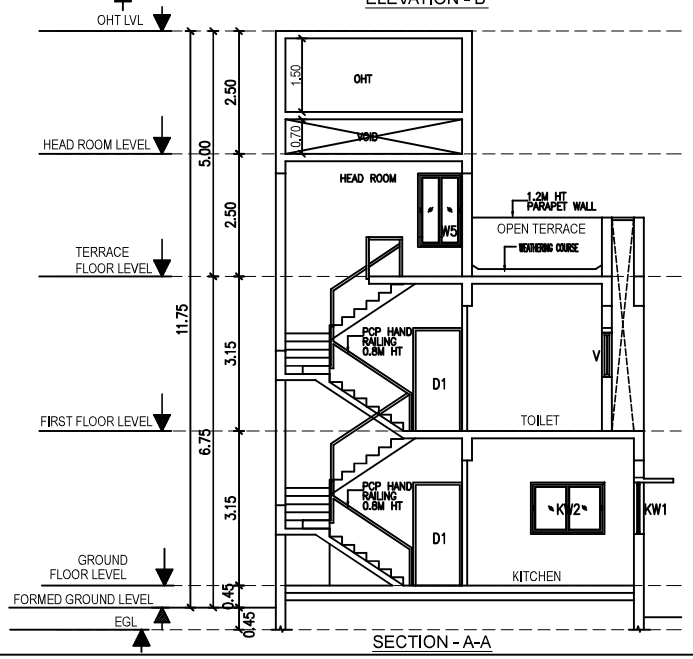
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/07/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chenna-600130. Ph: 75500 55541
Email:- architectlenin@yahoo.com

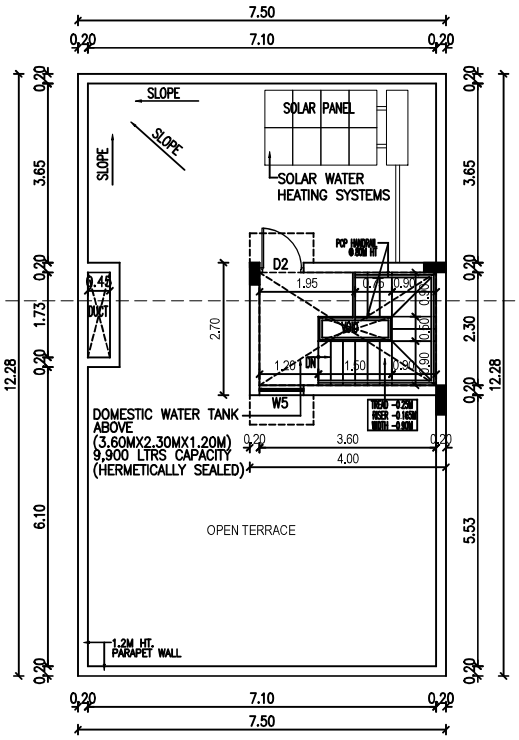
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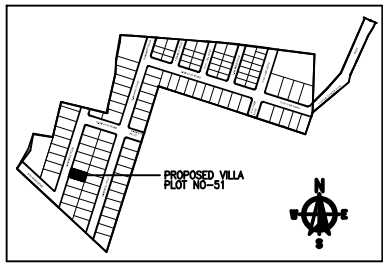
ELEVATION - B

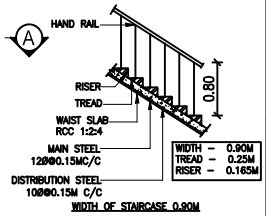


SECTION - A-A

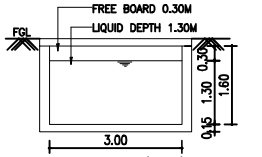


B TERRACE FLOOR PLAN

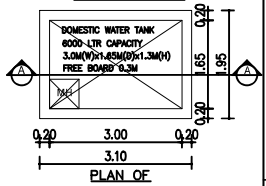




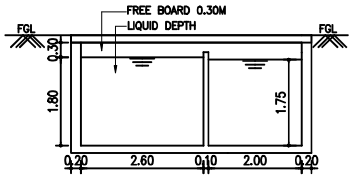
STAIR CASE DETAILS– (NTS)



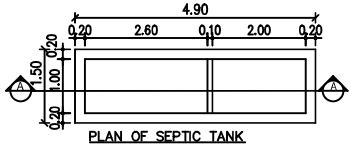
SECTION– 'A–A'



PLAN OF DOMESTIC WATER SUMP



SECTION – 'A – A'



PLAN OF SEPTIC TANK

DRAWING TITLE	SHEET NO
PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:51, COMPRISED IN SURVEY NO:1439/3A1 & 1439/ 3B, OF THAIYUR-'B' VILLAGE, THIRUPORUR 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 CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

OWNER'S SIGNATURE

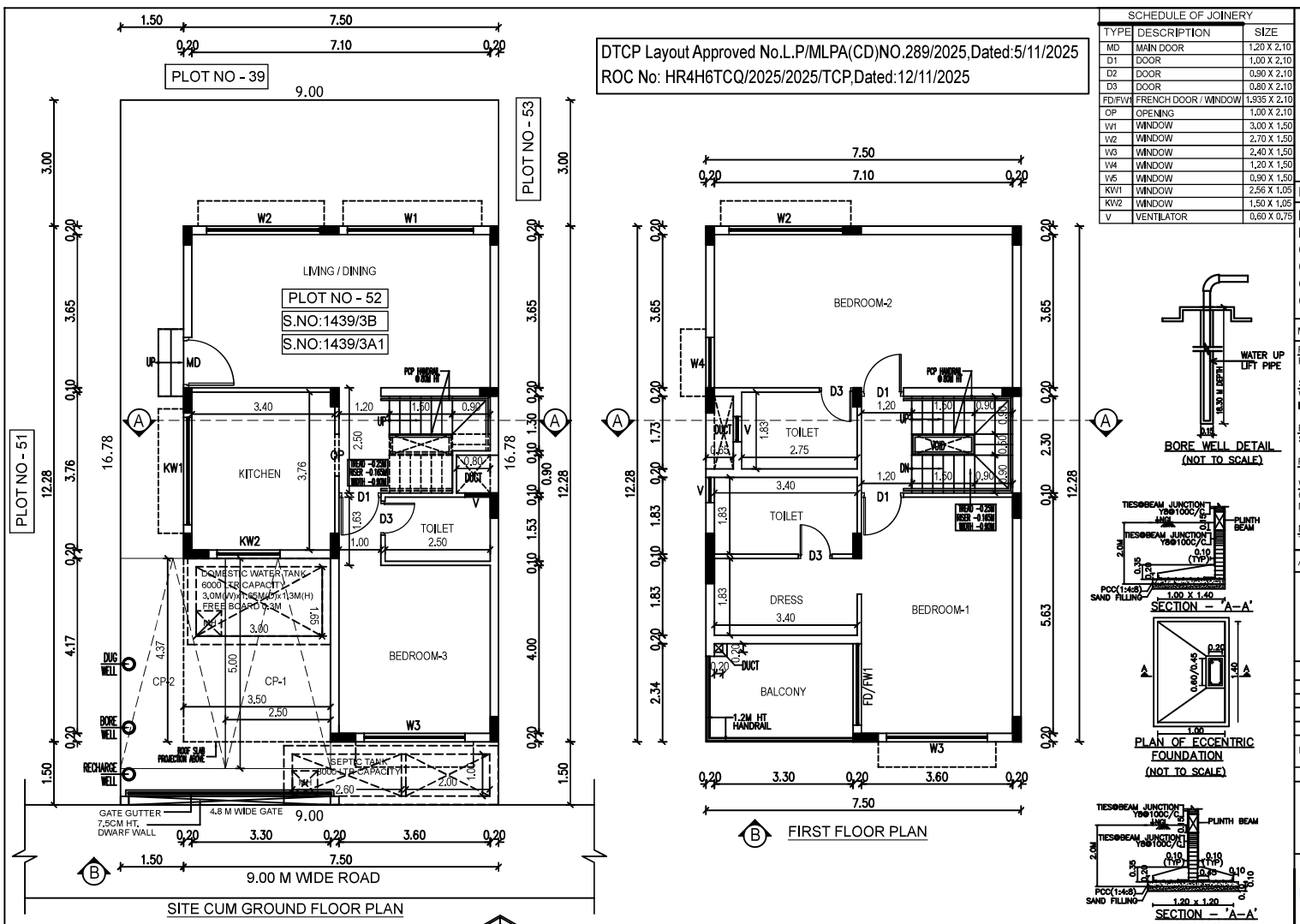
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape 'The Village' Pillayar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

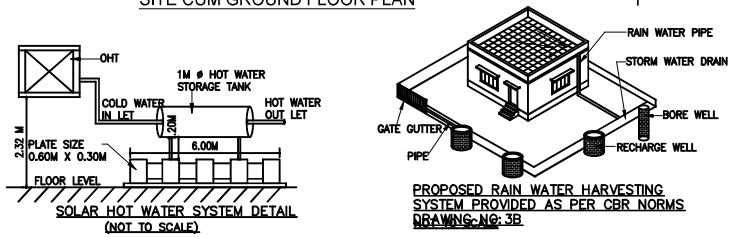
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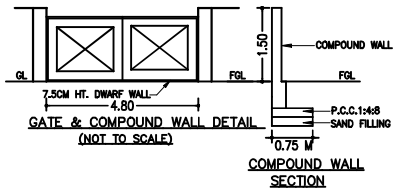
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Location: Chennai
Date: 2025.11.14 00:37:20

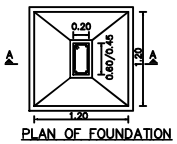
DTCP Layout Approved No.L.P/MLPA(CD)NO.289/2025,Dated:5/11/2025
ROC No: HR4H6TCQ/2025/2025/TCP,Dated:12/11/2025

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.935 X 2.10
OP	OPENING	1.00 X 2.10
W1	WINDOW	3.00 X 1.50
W2	WINDOW	2.70 X 1.50
W3	WINDOW	2.40 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.90 X 1.50
KW1	WINDOW	2.56 X 1.05
KW2	WINDOW	1.50 X 1.05
V	VENTILATOR	0.60 X 0.75









DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:52, COMPRISED IN SURVEY NO:1439/ 3A1& 1439/ 3B, OF THAIYUR-'B' VILLAGE, THIRUPORUR 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.

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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 = 150.98 SQM
AS PER DOCUMENT = 150.98 SQM
AS PER PATTA = 150.98 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	75.89 SQM	15.28 SQM
FIRST FLOOR	90.27 SQM	-
TERRACE FLOOR		10.80 SQM
TOTAL F.S.I AREA	166.16 SQM	26.08 SQM

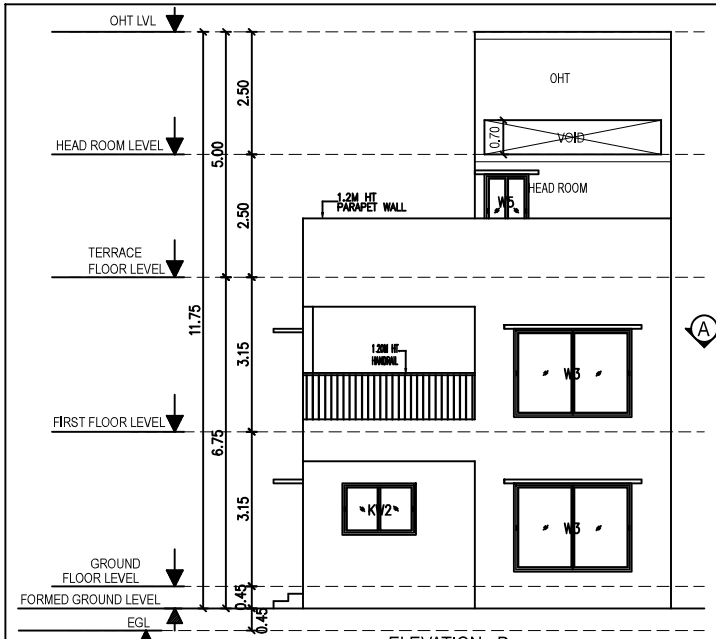
F.S.I = 166.16 SQM / 150.98 SQM = 1.10
PLOT COVERAGE = 92.06 SQM / 150.98 SQM = 60.97%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

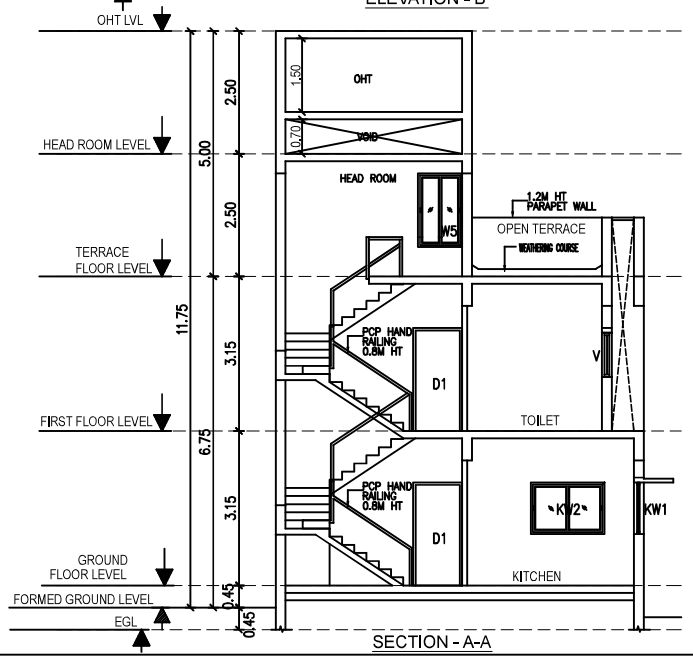
SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED
Authorised Signatory
OWNER'S SIGNATURE

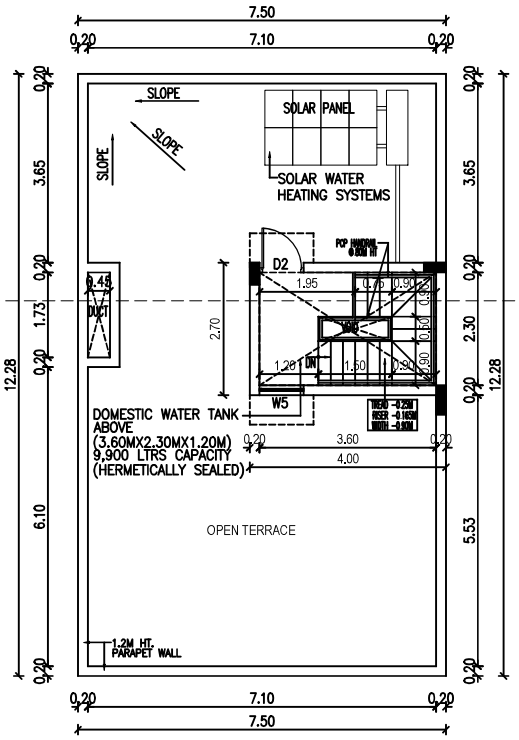
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#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com
SIGNATURE OF ARCHITECT



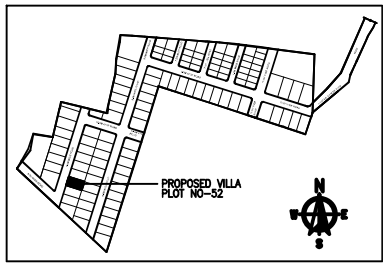
ELEVATION - B

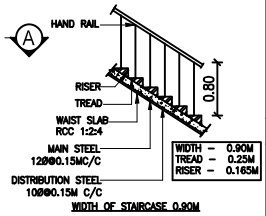


SECTION - A-A

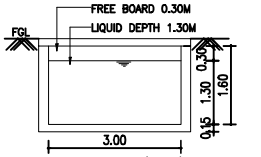


B TERRACE FLOOR PLAN

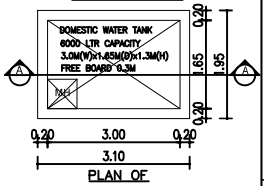




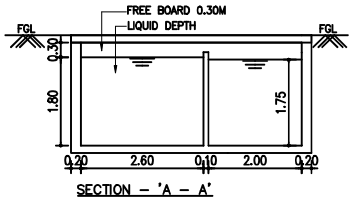
STAIR CASE DETAILS– (NTS)



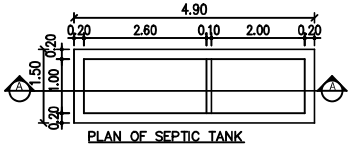
SECTION– 'A–A'



PLAN OF DOMESTIC WATER SUMP



SECTION – 'A – A'



PLAN OF SEPTIC TANK

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:52, COMPRISED IN SURVEY NO:1439/ 3A1 & 1439/ 3B, OF THAIYUR-'B' VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

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COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

OWNER'S SIGNATURE

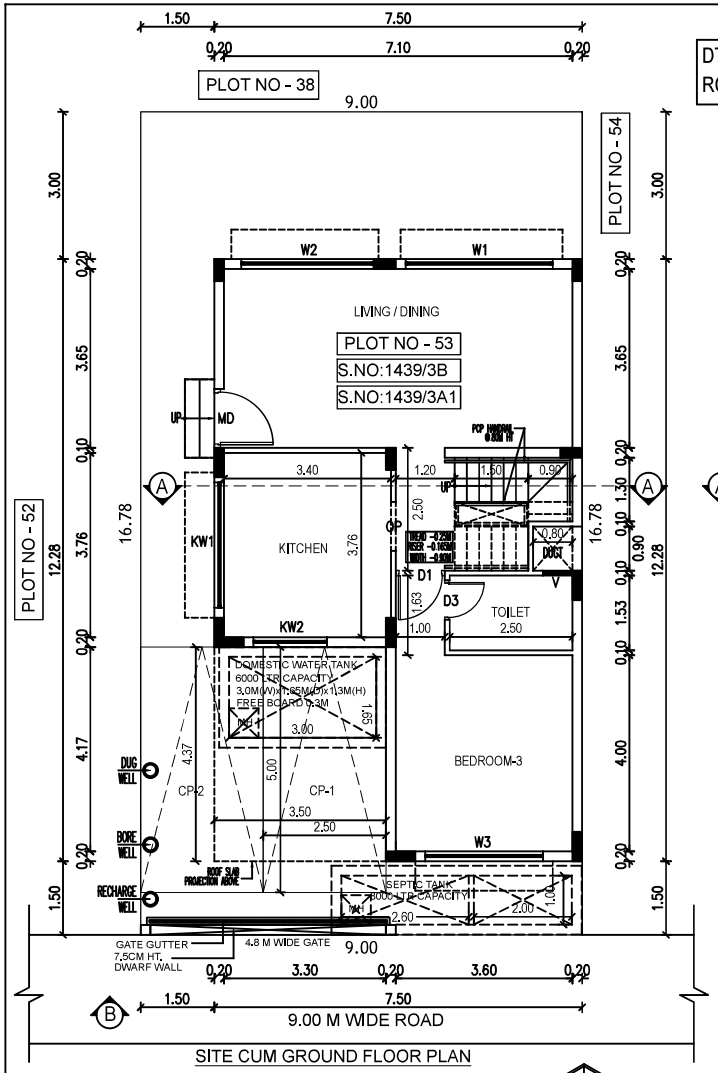
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Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

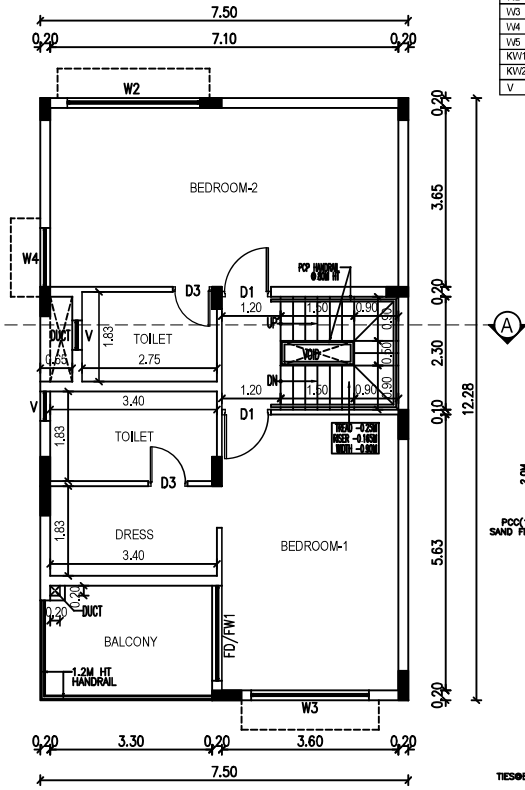
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Signed by: CG AXIOM 1
Location: Chennai
Date: 2025.11.14 00:46:56

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ROC No: HR4H6TCQ/2025/2025/TCP,Dated:12/11/2025

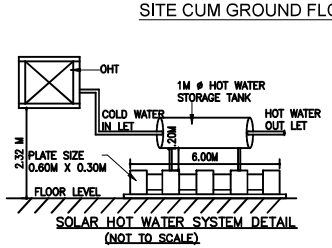
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.935 X 2.10
OP	OPENING	1.00 X 2.10
W1	WINDOW	3.00 X 1.50
W2	WINDOW	2.70 X 1.50
W3	WINDOW	2.40 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.90 X 1.50
KW1	WINDOW	2.56 X 1.05
KW2	WINDOW	1.50 X 1.05
V	VENTILATOR	0.60 X 0.75



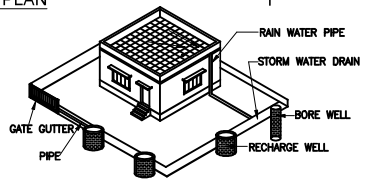
SITE CUM GROUND FLOOR PLAN



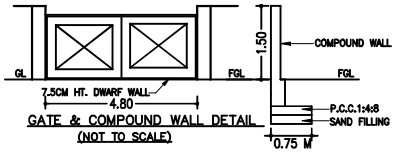
FIRST FLOOR PLAN



SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

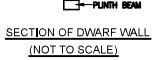


PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS
DRAWING NO: 3B

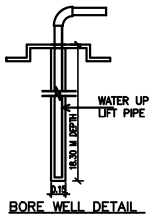


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

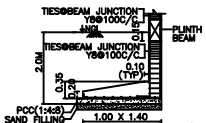
COMPOUND WALL SECTION



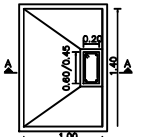
SECTION OF DWARF WALL
(NOT TO SCALE)



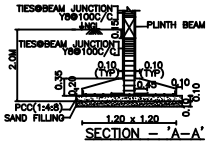
BORE WELL DETAIL
(NOT TO SCALE)



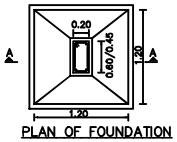
SECTION – 'A–A'



PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)



SECTION – 'A–A'



PLAN OF FOUNDATION
(NOT TO SCALE)

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:53, COMPRISED IN SURVEY NO:1439/ 3A1 & 1439/ 3B, OF THAIYUR-'B' VILLAGE, THIRUPORUR 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 = 150.98 SQM
AS PER DOCUMENT = 150.98 SQM
AS PER PATTA = 150.98 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	75.89 SQM	15.28 SQM
FIRST FLOOR	90.27 SQM	-
TERRACE FLOOR		10.80 SQM
TOTAL F.S.I AREA	166.16 SQM	26.08 SQM

F.S.I = 166.16 SQM / 150.98 SQM = 1.10
PLOT COVERAGE = 92.06 SQM / 150.98 SQM = 60.97%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

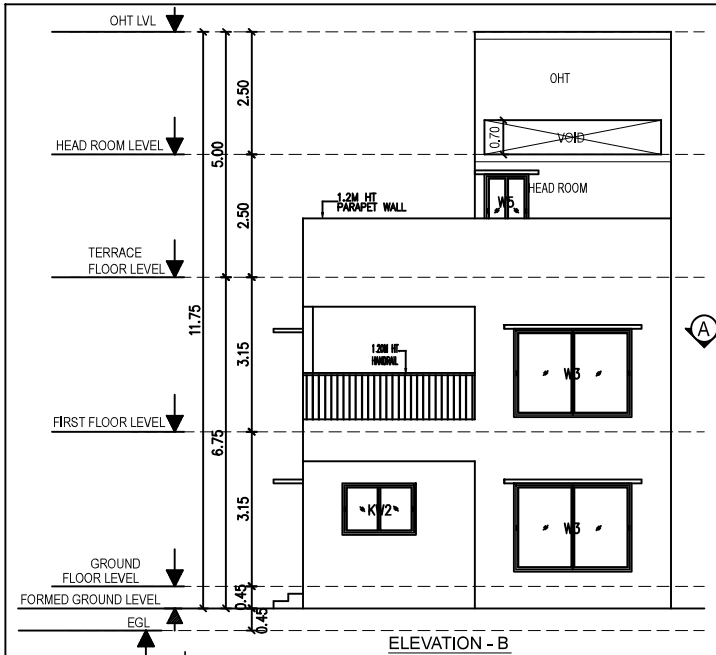
SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED
Authorised Signatory

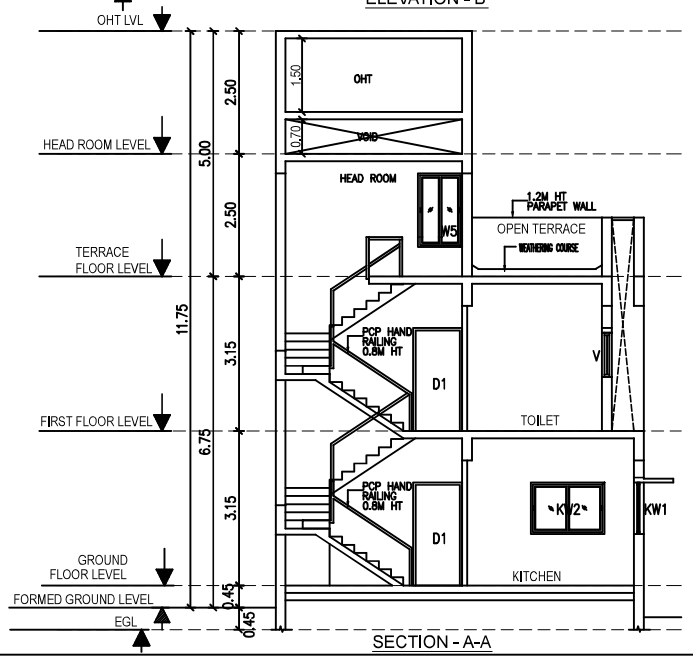
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. C/A/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillayar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

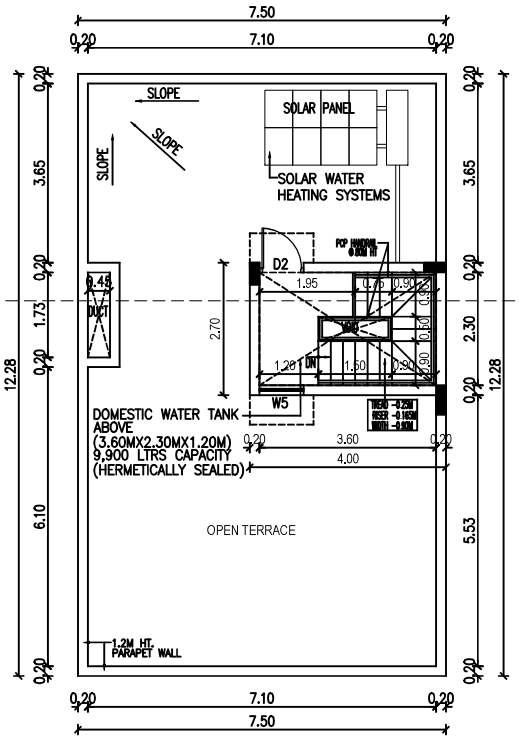
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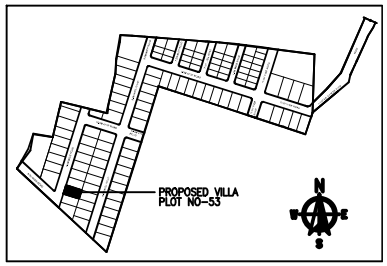
ELEVATION - B

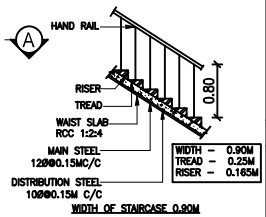


SECTION - A-A

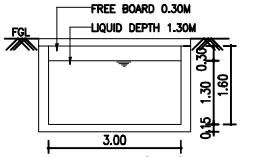


B TERRACE FLOOR PLAN

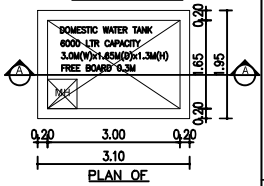




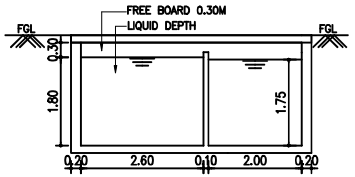
STAIR CASE DETAILS– (NTS)



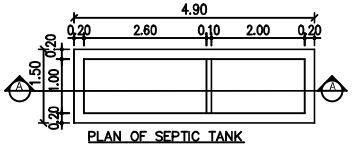
SECTION– 'A–A'



PLAN OF DOMESTIC WATER SUMP



SECTION – 'A – A'



PLAN OF SEPTIC TANK

DRAWING TITLE	SHEET NO
PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:53, COMPRISED IN SURVEY NO:1439/ 3A1 & 1439/ 3B, OF THAIYUR-'B' VILLAGE, THIRUPORUR 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 CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

OWNER'S SIGNATURE

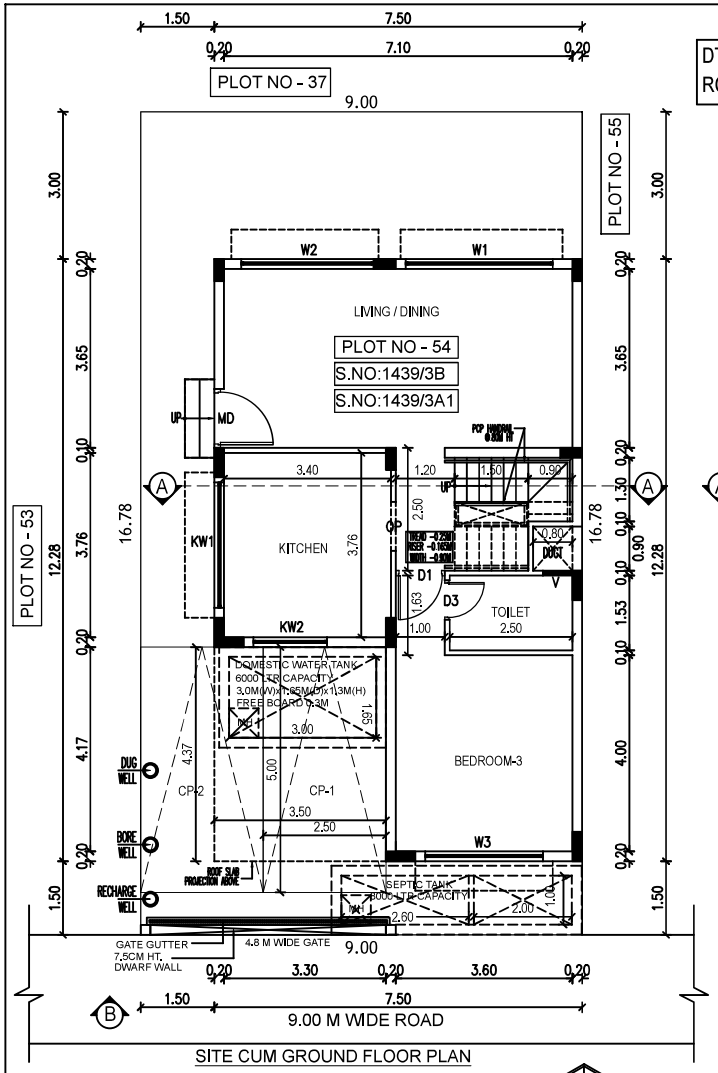
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/
#12A, Roomscape "The Village", Pillaiyar Ko
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

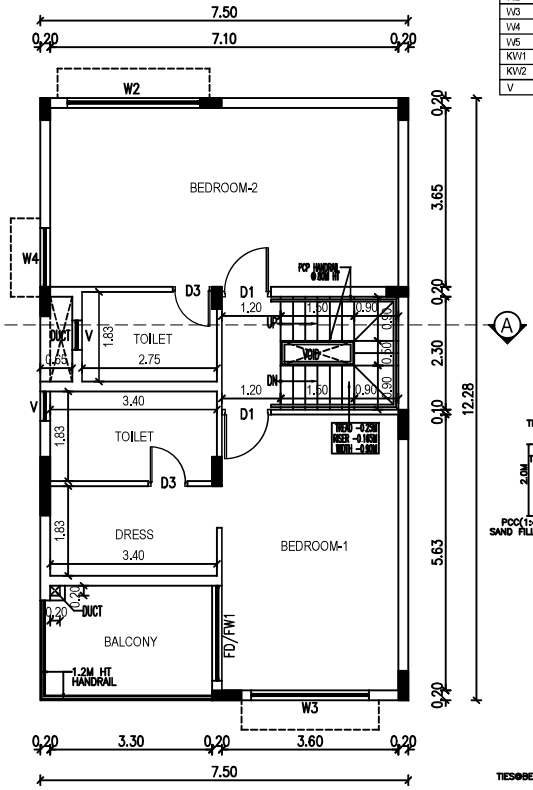
Signature valid
Signed by: CG AXIOM
Location: Chennai
Date: 2025.11.14 00:53:07

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ROC No: HR4H6TCQ/2025/2025/TCP,Dated:12/11/2025

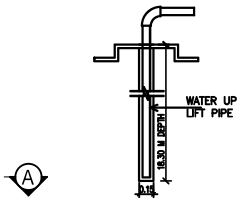
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.935 X 2.10
OP	OPENING	1.00 X 2.10
W1	WINDOW	3.00 X 1.50
W2	WINDOW	2.70 X 1.50
W3	WINDOW	2.40 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.90 X 1.50
KW1	WINDOW	2.56 X 1.05
KW2	WINDOW	1.50 X 1.05
V	VENTILATOR	0.60 X 0.75



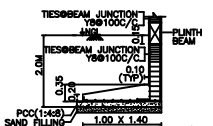
SITE CUM GROUND FLOOR PLAN



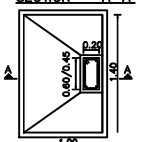
FIRST FLOOR PLAN



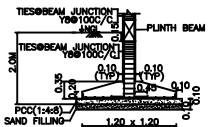
BORE WELL DETAIL
(NOT TO SCALE)



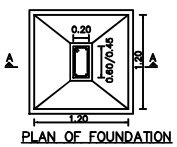
SECTION – 'A–A'



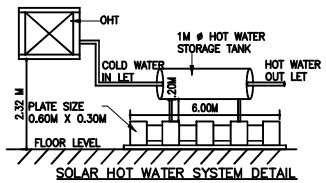
PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)



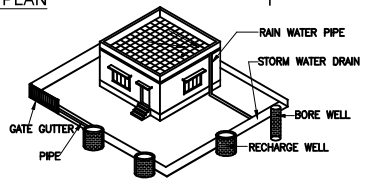
SECTION – 'A–A'



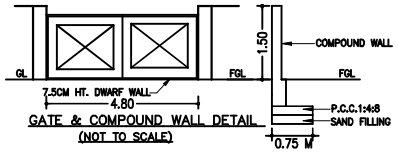
PLAN OF FOUNDATION
(NOT TO SCALE)



SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

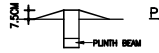


PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS
DRAWING NO: 3B



GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL SECTION



SECTION OF DWARF WALL
(NOT TO SCALE)

DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:54, COMPRISED IN SURVEY NO:1439/ 3A1 & 1439/ 3B, OF THAIYUR-'B' VILLAGE, THIRUPORUR 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 = 150.98 SQM
AS PER DOCUMENT = 150.98 SQM
AS PER PATTA = 150.98 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	75.89 SQM	15.28 SQM
FIRST FLOOR	90.27 SQM	-
TERRACE FLOOR		10.80 SQM
TOTAL F.S.I AREA	166.16 SQM	26.08 SQM

F.S.I = 166.16 SQM / 150.98 SQM = 1.10

PLOT COVERAGE = 92.06 SQM / 150.98 SQM = 60.97%

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

SCALE 1:150

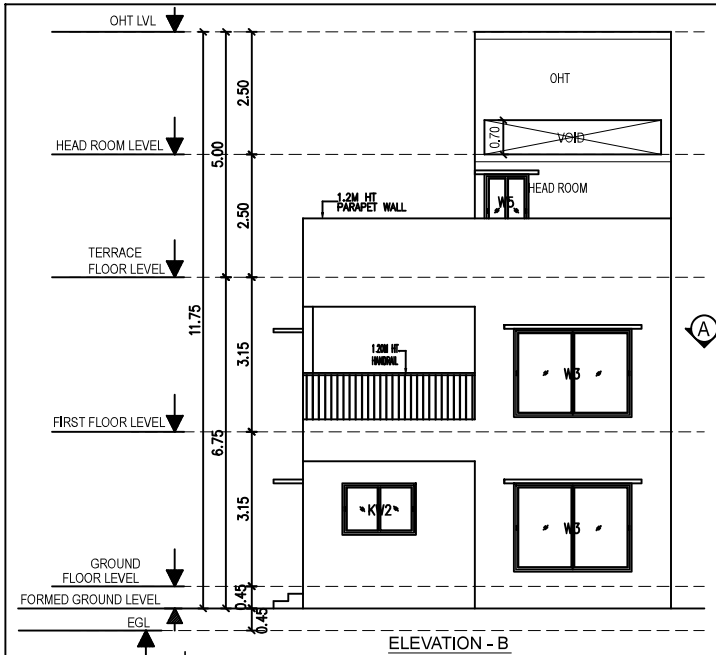
For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

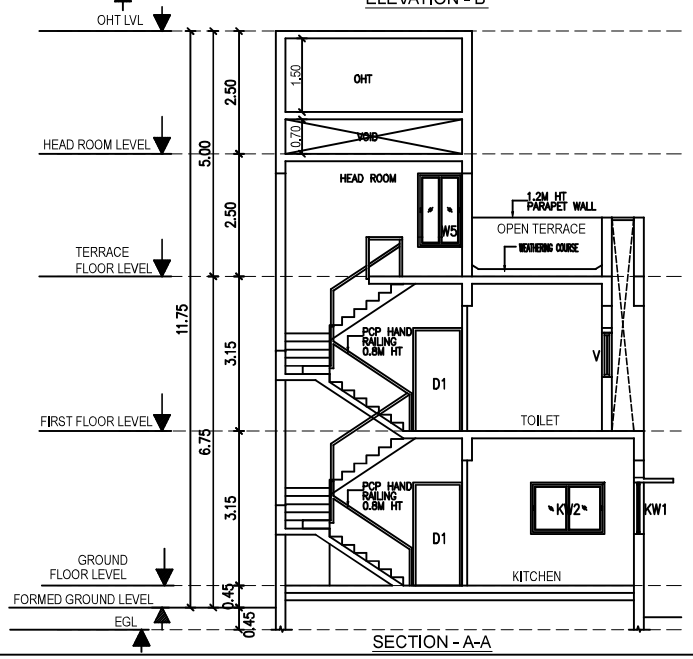
OWNER'S SIGNATURE

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Registered Architect,
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CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillayar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

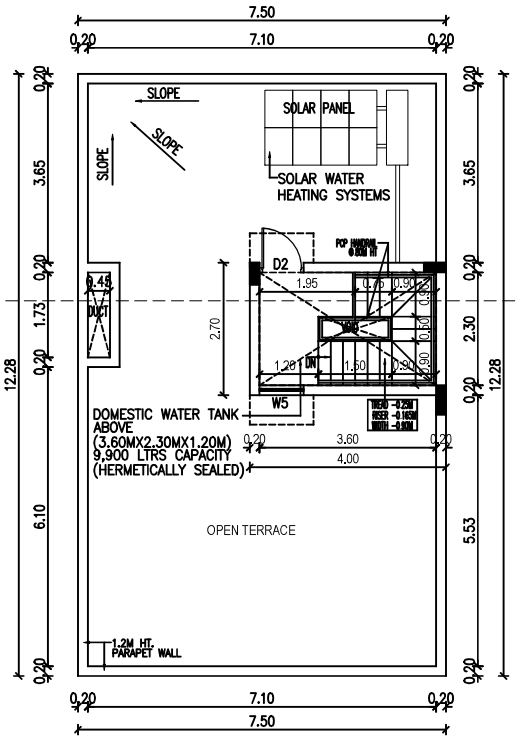
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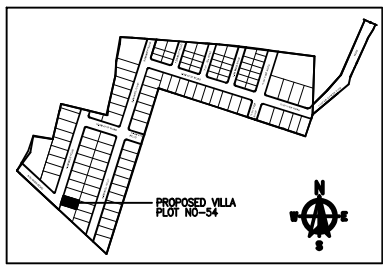
ELEVATION - B

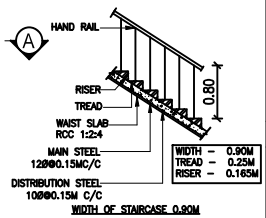


SECTION - A-A

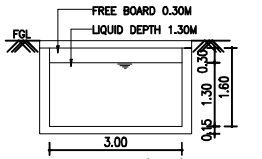


TERRACE FLOOR PLAN

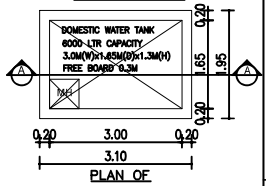




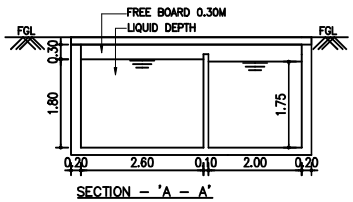
STAIR CASE DETAILS– (NTS)



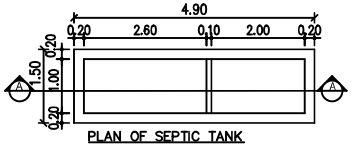
SECTION– 'A–A'



PLAN OF DOMESTIC WATER SUMP



SECTION – 'A – A'



PLAN OF SEPTIC TANK

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:54, COMPRISED IN SURVEY NO:1439/ 3A1 & 1439/ 3B, OF THAIYUR-'B' VILLAGE, THIRUPORUR 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 CASA GRANDE AXIOM PRIVATE LIMITED

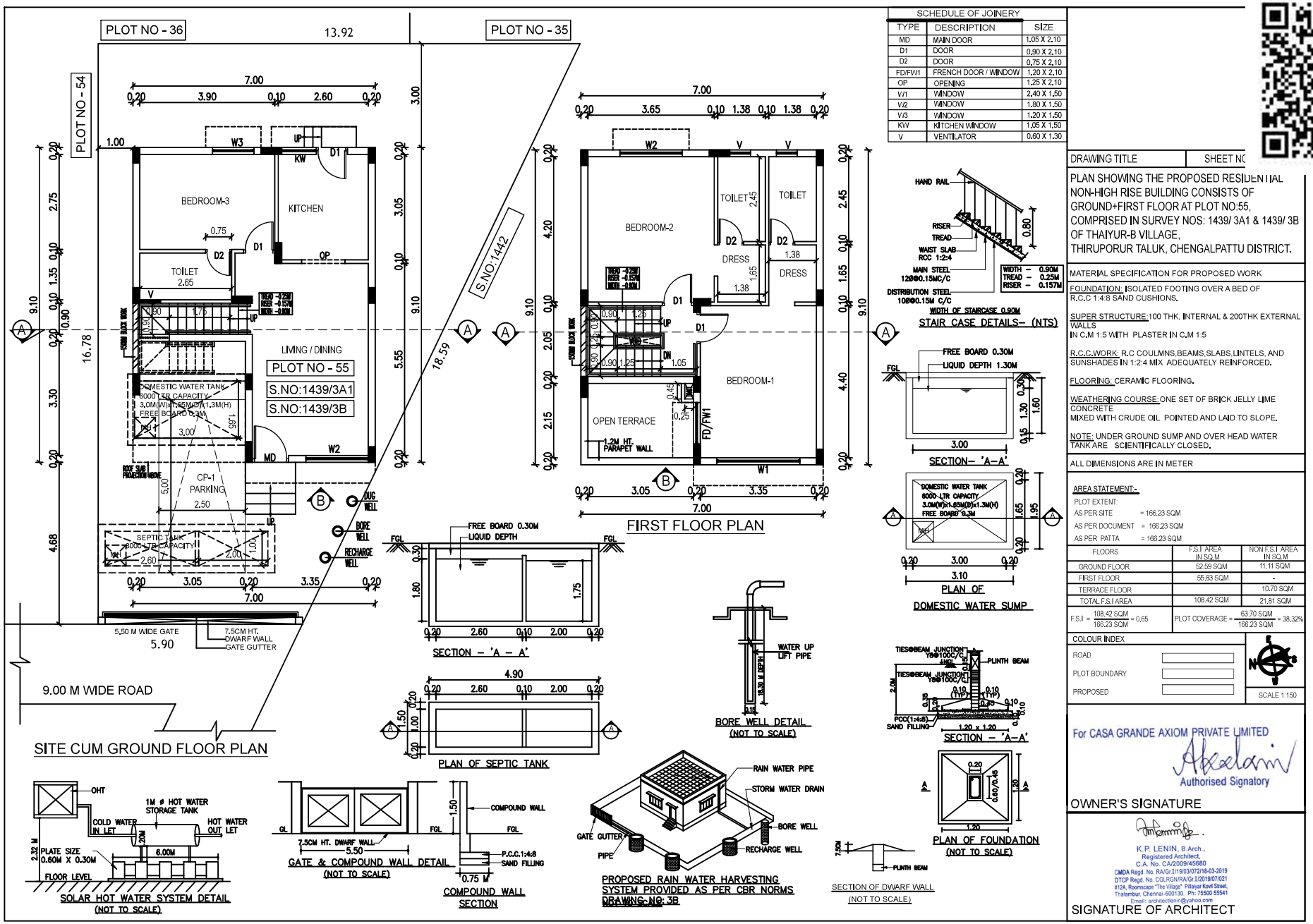
Authorised Signatory

OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. C/A/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/20/2019
#12A, Roomscape "The Village" Pillayar Koil Street, Thalambur, Chennai-600130. Ph: 7550015551
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

Signature valid
Signed by: CG AXIOM 1
Location: Chennai
Date: 2025.11.14 00:54:39



SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.20 X 2.10
OP	OPENING	1.25 X 2.10
V/1	WINDOW	2.40 X 1.50
V/2	WINDOW	1.80 X 1.50
V/3	WINDOW	1.20 X 1.50
KW	KITCHEN WINDOW	1.05 X 1.50
V	VENTILATOR	0.60 X 1.30

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:55, COMPRISED IN SURVEY NOS: 1439/ 3A1 & 1439/ 3B OF THAIYUR-B VILLAGE, THIRUPORUR 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 = 166.23 SQM
AS PER DOCUMENT = 166.23 SQM
AS PER PATTA = 166.23 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	52.59 SQM	11.11 SQM
FIRST FLOOR	55.83 SQM	-
TERRACE FLOOR		10.70 SQM
TOTAL F.S.I AREA	108.42 SQM	21.81 SQM

F.S.I = 108.42 SQM / 166.23 SQM = 0.65

PLOT COVERAGE = 63.70 SQM / 166.23 SQM = 38.32%

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

SCALE 1:150

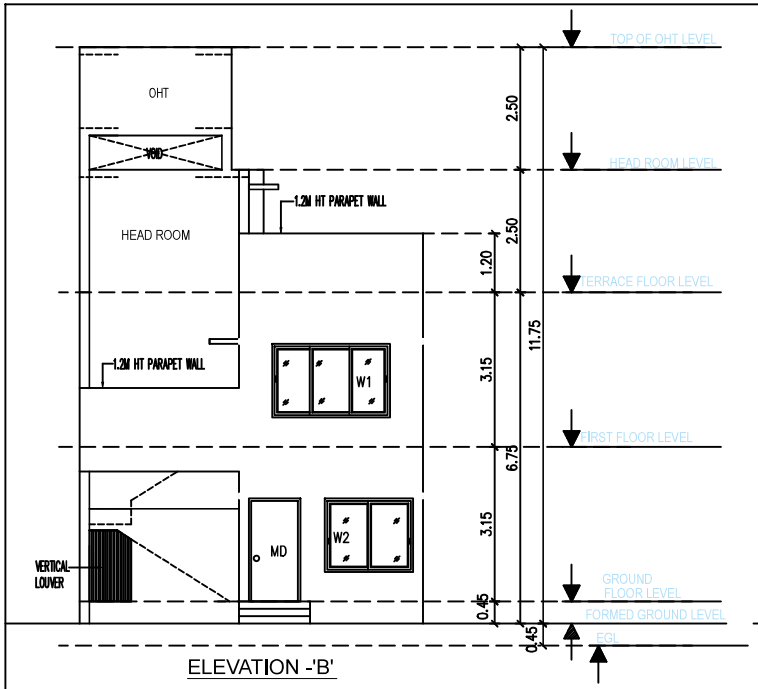
For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

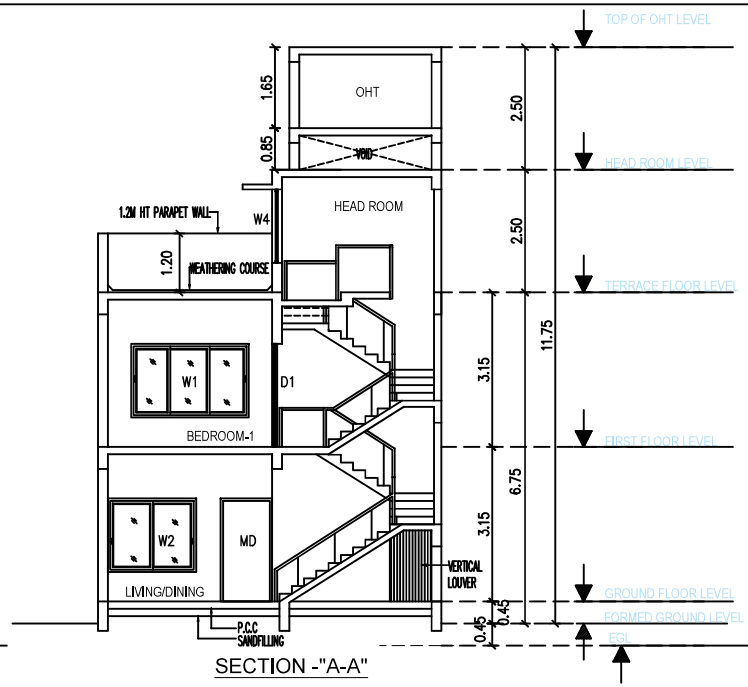
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillayar Kovil Street, Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

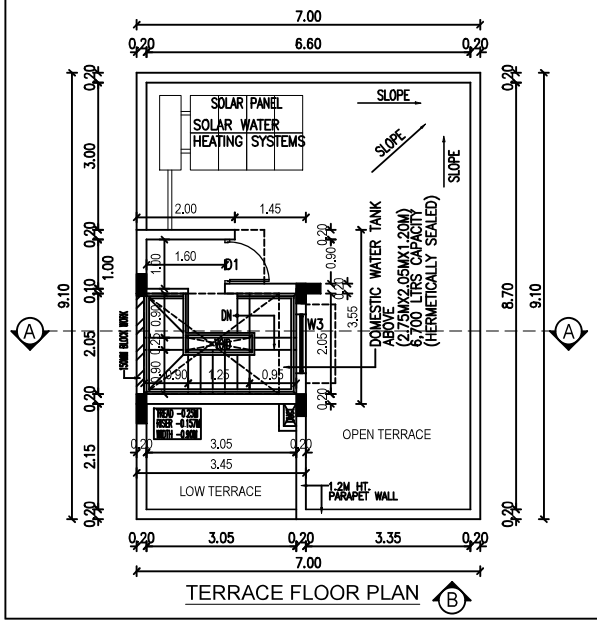
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ELEVATION -'B'

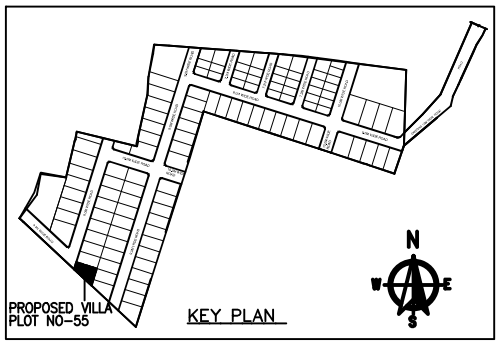


SECTION -"A-A"



TERRACE FLOOR PLAN

DTCP Layout Approved No.L.P/MLPA(CD)NO.289/2025,Dated:5/11/2025
ROC No: HR4H6TCQ/2025/2025/TCP,Dated:12/11/2025



DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:55, COMPRISED IN SURVEY NOS: 1439/ 3A1 & 1439/ 3B OF THAIYUR-B VILLAGE, THIRUPORUR 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 CASA GRANDE AXIOM PRIVATE LIMITED

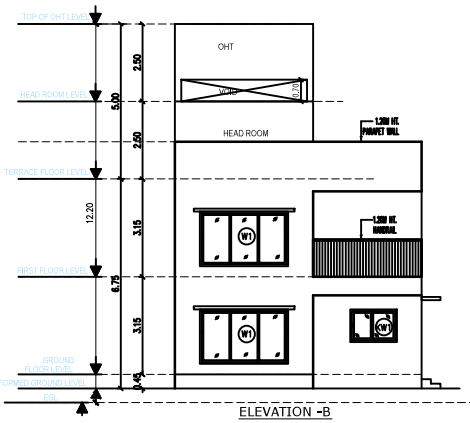
Authorised Signatory

OWNER'S SIGNATURE

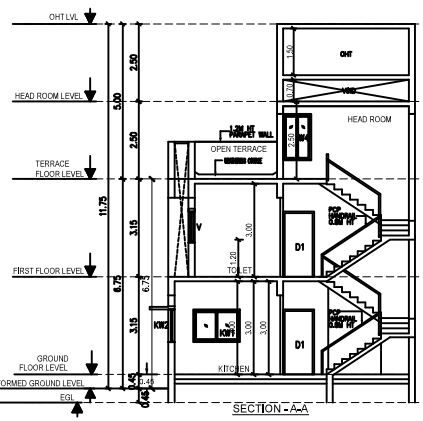
K.P. LENIN, B.Arch.,
Registered Architect,
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CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.1/2019/07/021
#12A, Roamscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

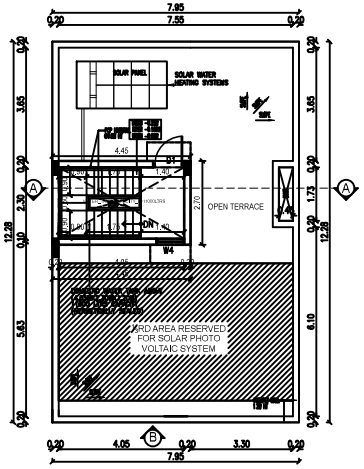
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Location: Chennai
Date: 2025.11.13 14:19:16



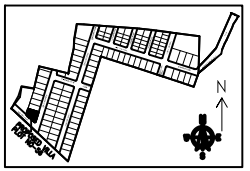
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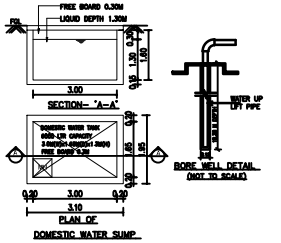


SECTION - A-A

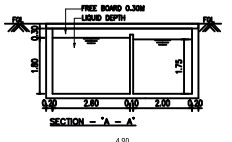


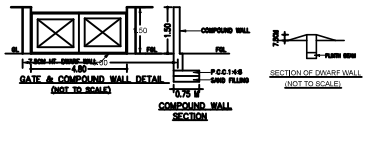
TERRACE FLOOR PLAN

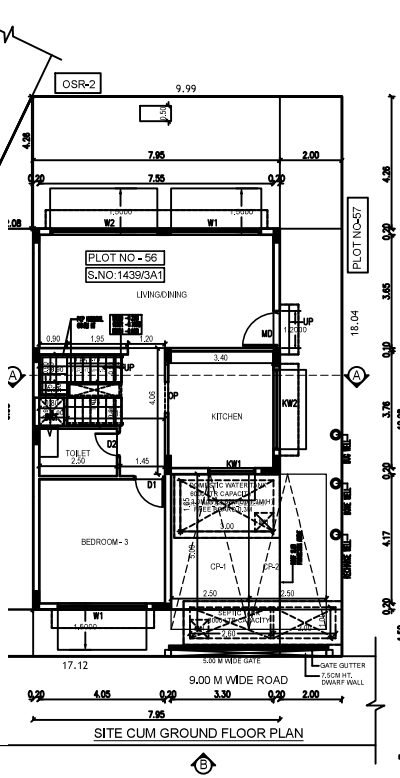




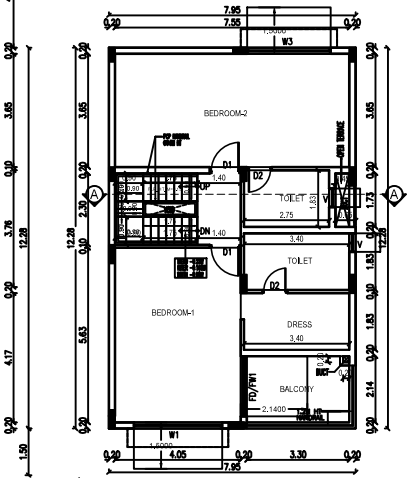
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ROC No: HR4H6TCQ/2025/2025/TCP,Dated:12/11/2025



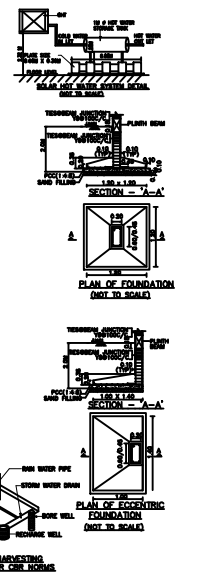




SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN





DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:56, COMPRISED IN SURVEY NO:S.NO.1439/3A1 OF THAIYUR-B VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.840 X 2.10
OP	OPENING	1.00 X 2.10
W1	WINDOW	2.85 X 1.50
W2	WINDOW	3.40 X 1.50
W3	WINDOW	2.70 X 1.50
W4	WINDOW	0.90 X 1.50
KW1	WINDOW	1.50 X 1.05
KW2	WINDOW	2.56 X 1.05
V	VENTILATOR	0.60 X 1.00

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 = 257.00 SQM
AS PER DOCUMENT = 257.00 SQM
AS PER PATTA = 257.00 SQM

FLOORS	F.S.I AREA IN SQ.M.	NON F.S.I AREA IN SQ.M.
GROUND FLOOR	82.31 SQM	15.28 SQ.M
FIRST FLOOR	95.60 SQM	-
TERRACE FLOOR	-	12.01 SQ.M
TOTAL F.S.I AREA	178.21 SQM	27.29 SQ.M

F.S.I = 178.21 SQM / 257.00 SQM = 0.69

PLOT COVERAGE = 97.59 SQM / 257.00 SQM = 37.97%

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

SCALE 1:100

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

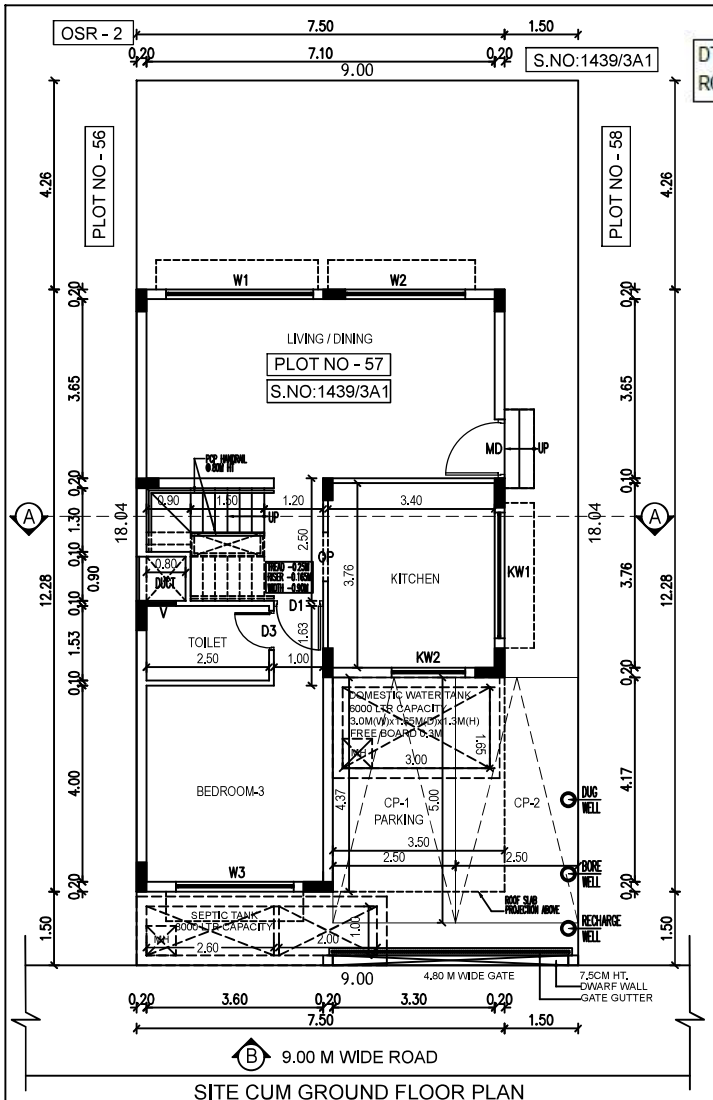
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

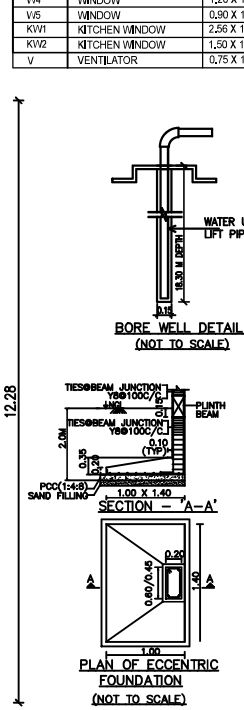
SIGNATURE OF ARCHITECT

Signature valid

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2025.12.01 08:[illegible]:32

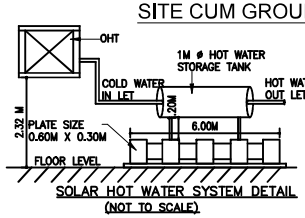


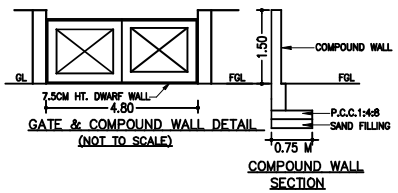
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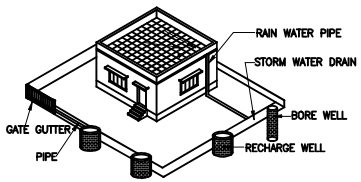


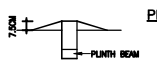
SCHEDULE OF JOINERY

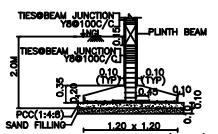
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.935 X 2.10
OP	OPENING	1.00 X 2.10
V/1	WINDOW	3.00 X 1.50
V/2	WINDOW	2.45 X 1.50
V/3	WINDOW	2.40 X 1.50
V/4	WINDOW	1.20 X 1.50
V/5	WINDOW	0.90 X 1.50
KW1	KITCHEN WINDOW	2.56 X 1.05
KW2	KITCHEN WINDOW	1.50 X 1.05
V	VENTILATOR	0.75 X 1.30

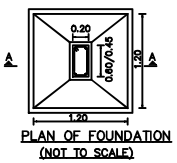












DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:57, COMPRISED IN SURVEY NO: 1439 / 3A1, OF THAIYUR-B VILLAGE, THIRUPORUR 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 = 162.32 SQM
AS PER DOCUMENT = 162.32 SQM
AS PER PATTA = 162.32 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	75.89 SQM	15.28 SQM
FIRST FLOOR	90.27 SQM	-
TERRACE FLOOR		10.80 SQM
TOTAL F.S.I AREA	166.16 SQM	26.08 SQM

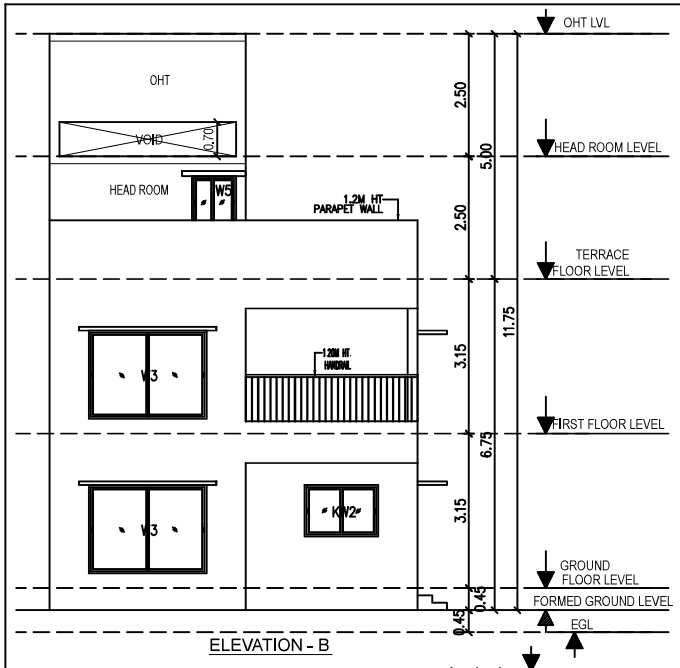
F.S.I = 166.16 SQM / 162.32 SQM = 1.02
PLOT COVERAGE = 92.06 SQM / 160.32 SQM = 57.42%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

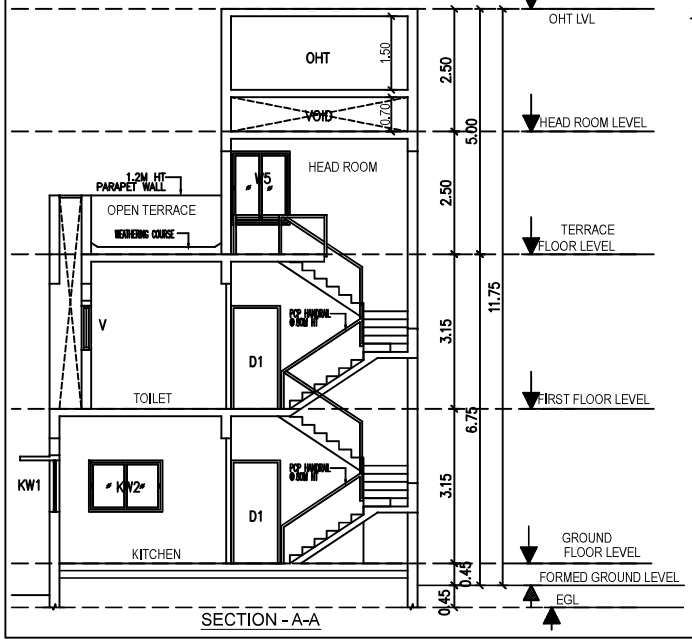
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For CASA GRANDE AXIOM PRIVATE LIMITED
Authorised Signatory
OWNER'S SIGNATURE

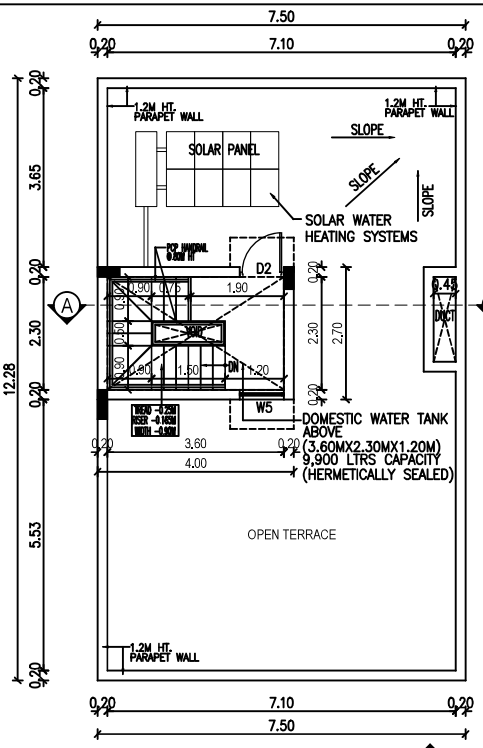
K.P. LENIN, B.Arch.,
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Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com
SIGNATURE OF ARCHITECT



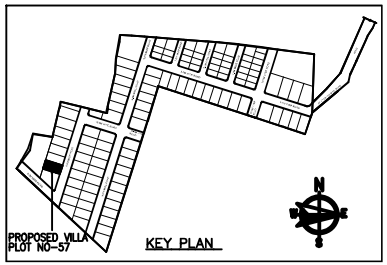
ELEVATION - B



SECTION - A-A

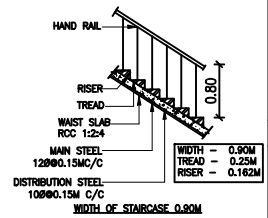


TERRACE FLOOR PLAN (B)

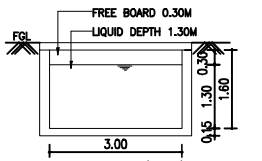


KEY PLAN

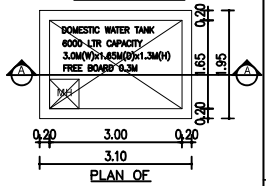
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.935 X 2.10
OP	OPENING	1.00 X 2.10
V/1	WINDOW	3.00 X 1.50
V/2	WINDOW	2.70 X 1.50
V/3	WINDOW	2.40 X 1.50
V/4	WINDOW	1.20 X 1.50
V/5	WINDOW	0.90 X 1.50
KW1	KITCHEN WINDOW	2.56 X 1.05
KW2	KITCHEN WINDOW	1.50 X 1.05
V	VENTILATOR	0.75 X 1.30



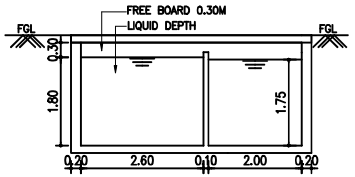
STAIR CASE DETAILS– (NTS)



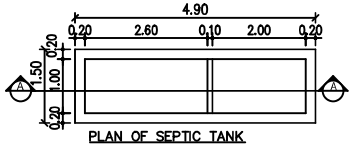
SECTION– 'A–A'



PLAN OF DOMESTIC WATER SUMP



SECTION – 'A – A'



PLAN OF SEPTIC TANK

COLOUR INDEX	
ROAD	
PLOT BOUNDARY	
PROPOSED	

SCALE 1:150

DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:57, COMPRISED IN SURVEY NO: 1439 / 3A1, OF THAIYUR-B VILLAGE, THIRUPORUR 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

For CASA GRANDE AXIOM PRIVATE LIMITED

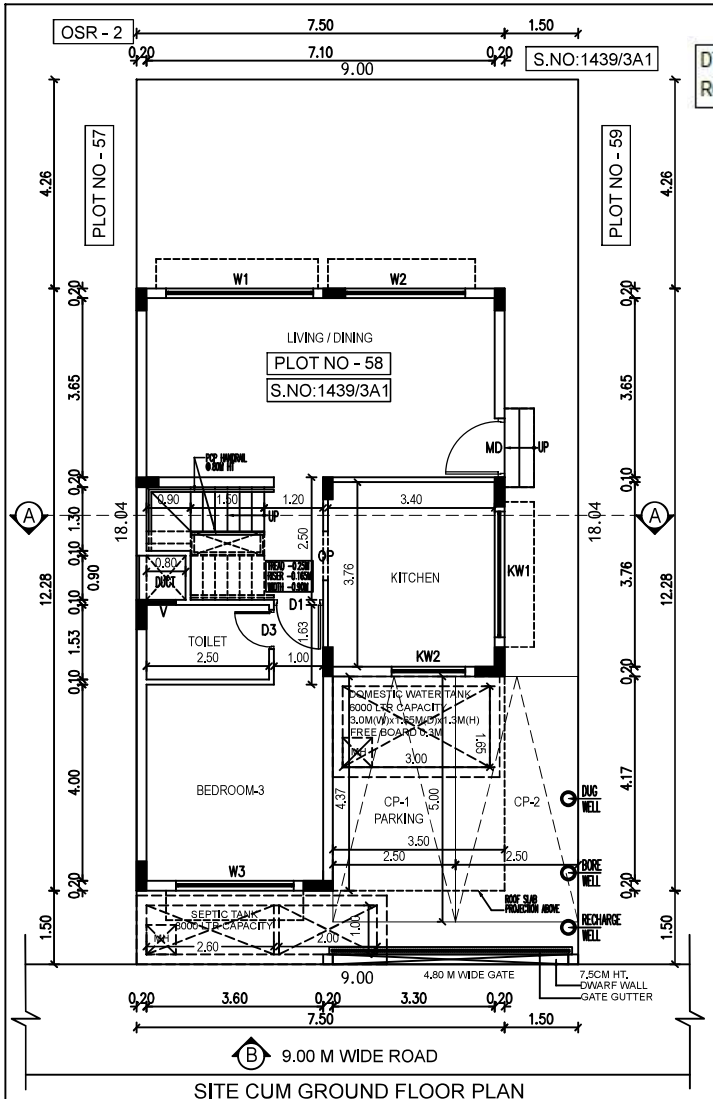
Authorised Signatory

OWNER'S SIGNATURE

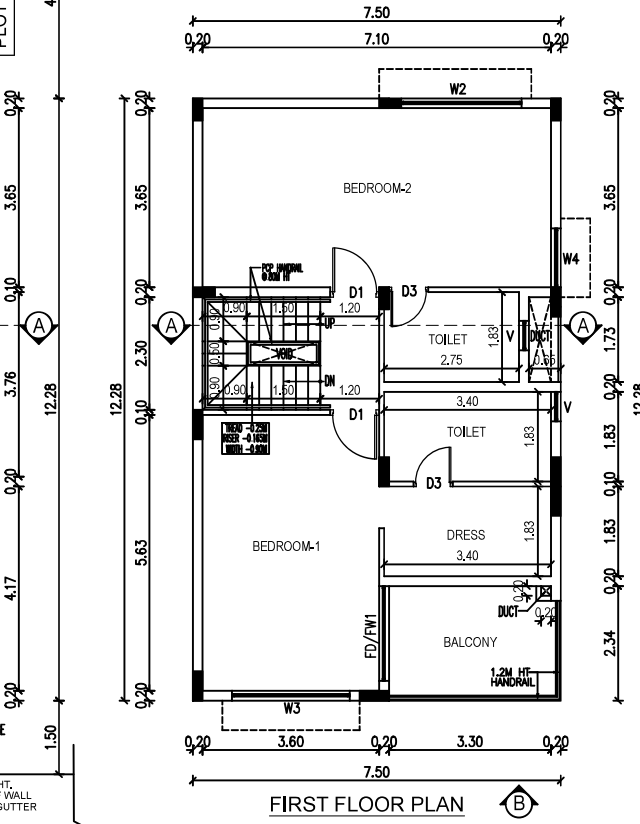
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillayar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

Signature valid
Signed by: CG AXIOM 1
Location: Chennai
Date: 2025.11.14 04:32:57



SITE CUM GROUND FLOOR PLAN

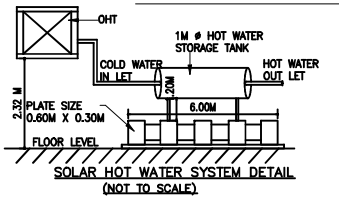


FIRST FLOOR PLAN

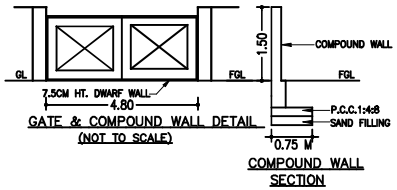
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ROC No: HR4H6TCQ/2025/2025/TCP,Dated:12/11/2025

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.935 X 2.10
OP	OPENING	1.00 X 2.10
V/1	WINDOW	3.00 X 1.50
V/2	WINDOW	2.45 X 1.50
V/3	WINDOW	2.40 X 1.50
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V/5	WINDOW	0.90 X 1.50
KW1	KITCHEN WINDOW	2.56 X 1.05
KW2	KITCHEN WINDOW	1.50 X 1.05
V	VENTILATOR	0.75 X 1.30

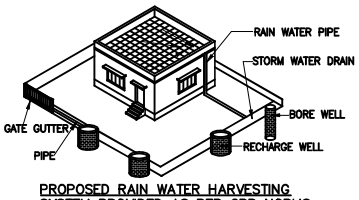


SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

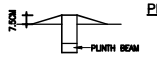


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

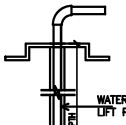
COMPOUND WALL SECTION



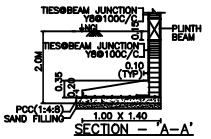
PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS
DRAWING NO: 3B



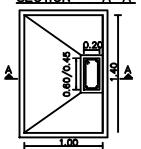
SECTION OF DWARF WALL
(NOT TO SCALE)



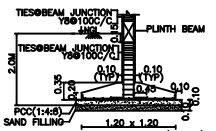
BORE WELL DETAIL
(NOT TO SCALE)



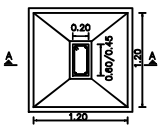
SECTION – 'A–A'



PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)



SECTION – 'A–A'



PLAN OF FOUNDATION
(NOT TO SCALE)

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:58, COMPRISED IN SURVEY NO: 1439 / 3A1, OF THAIYUR-B VILLAGE, THIRUPORUR 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 = 162.32 SQM
AS PER DOCUMENT = 162.32 SQM
AS PER PATTA = 162.32 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	75.89 SQM	15.28 SQM
FIRST FLOOR	90.27 SQM	-
TERRACE FLOOR		10.80 SQM
TOTAL F.S.I AREA	166.16 SQM	26.08 SQM

F.S.I = 166.16 SQM / 162.32 SQM = 1.02
PLOT COVERAGE = 92.06 SQM / 162.32 SQM = 57.42%

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

SCALE 1:150

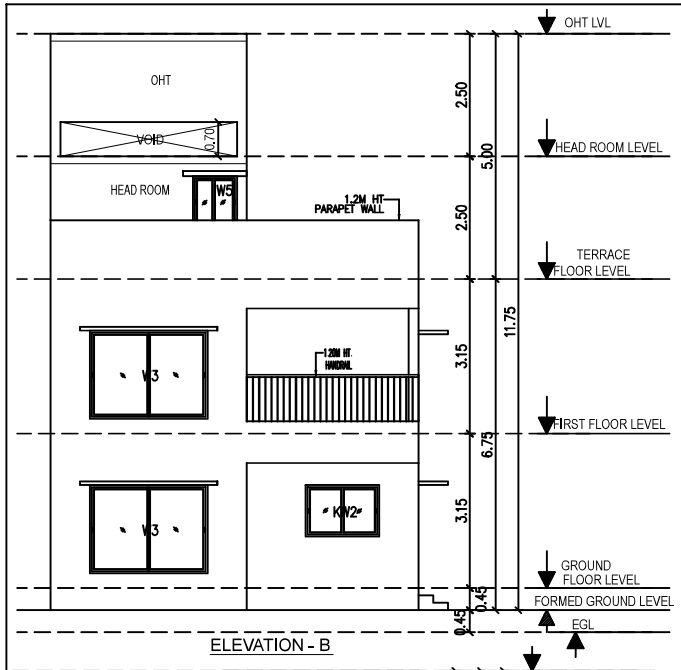
For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

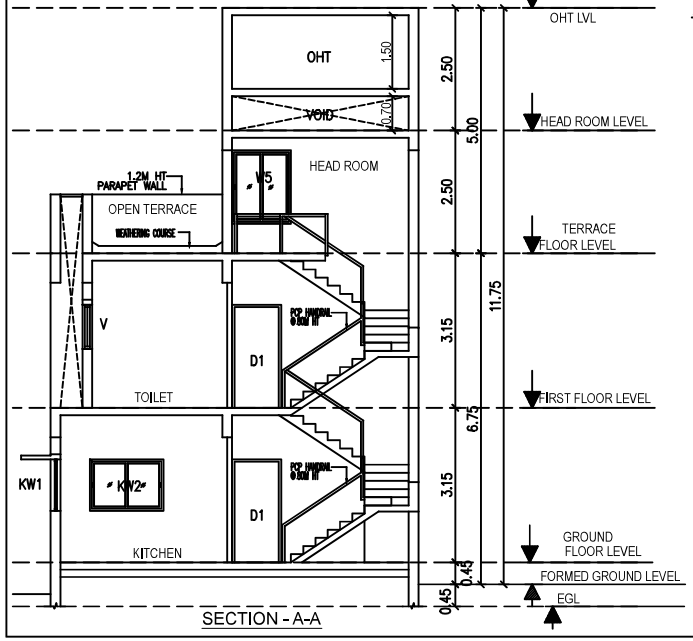
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

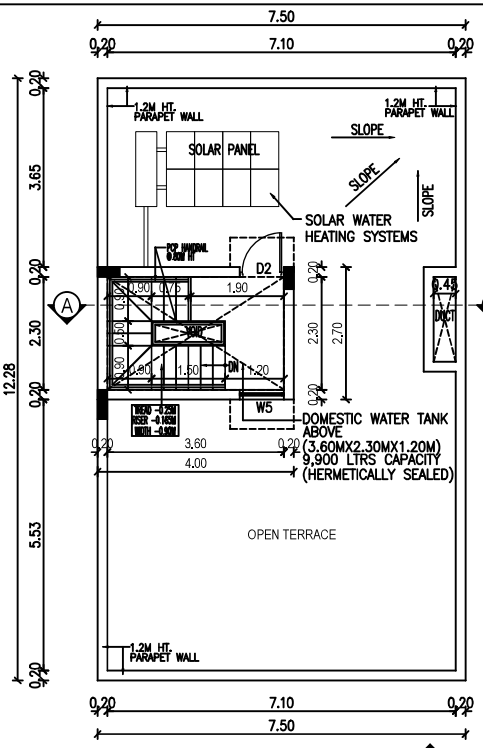
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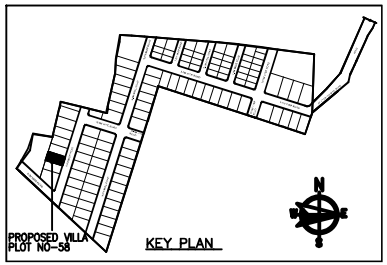
ELEVATION - B



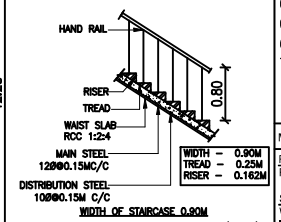
SECTION - A-A



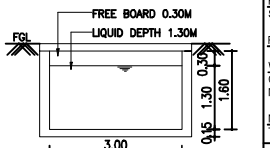
TERRACE FLOOR PLAN (B)



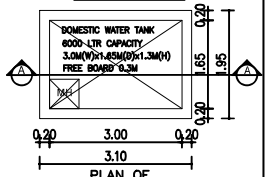
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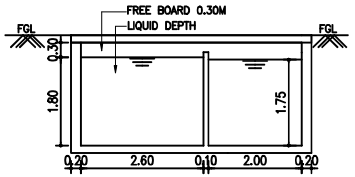
STAIR CASE DETAILS– (NTS)



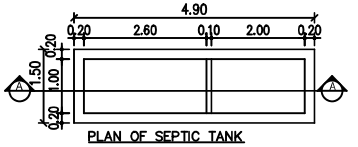
SECTION– 'A–A'



PLAN OF DOMESTIC WATER SUMP



SECTION – 'A – A'



PLAN OF SEPTIC TANK

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:58, COMPRISED IN SURVEY NO: 1439 / 3A1, OF THAIYUR-B VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

MATERIAL SPECIFICATION FOR PROPOSED WORK

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ALL DIMENSIONS ARE IN METER

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED

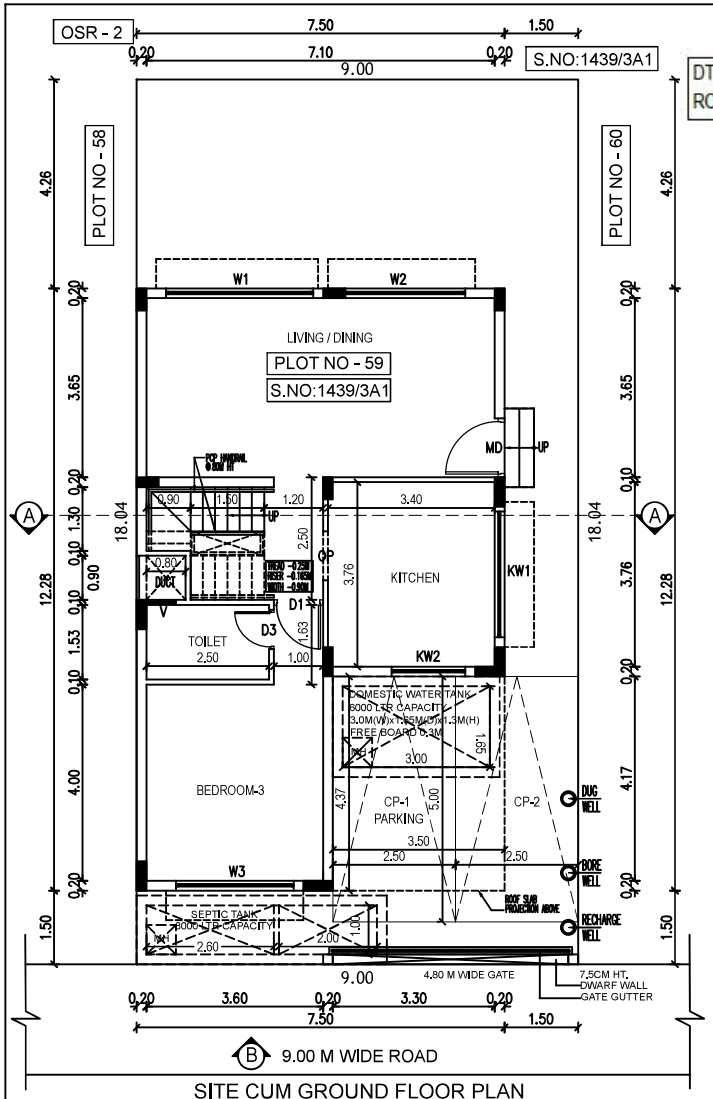
Authorised Signatory

OWNER'S SIGNATURE

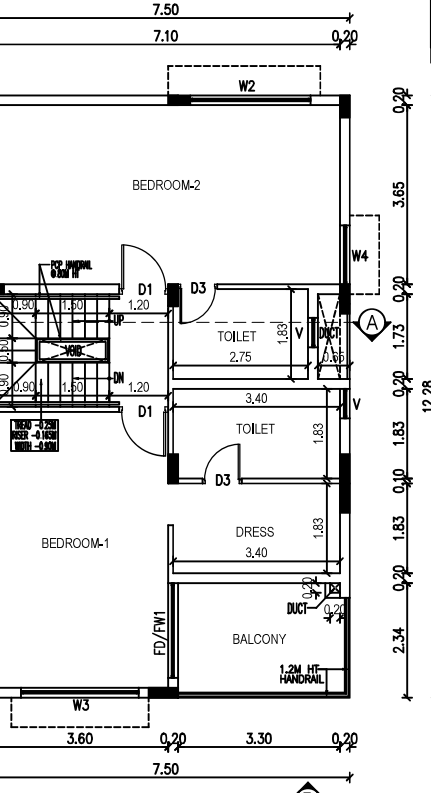
K.P. LENIN, B.Arch.,
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CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillayar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

Signature valid
Signed by: CG AXIOM
Location: Chennai
Date: 2025.11.14 04:34:40



SITE CUM GROUND FLOOR PLAN

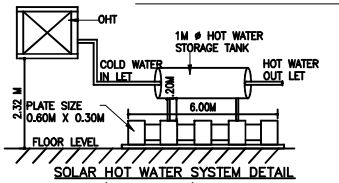


FIRST FLOOR PLAN

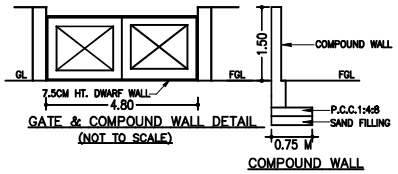
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ROC No: HR4H6TCQ/2025/2025/TCP,Dated:12/11/2025

SCHEDULE OF JOINERY

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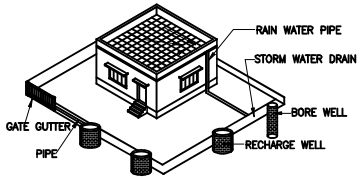


SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

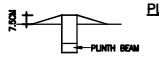


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

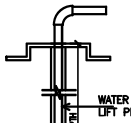
COMPOUND WALL SECTION



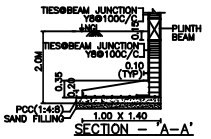
PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS
DRAWING NO: 3B



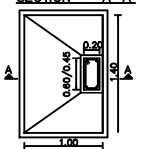
SECTION OF DWARF WALL
(NOT TO SCALE)



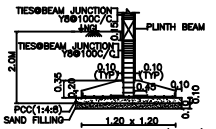
BORE WELL DETAIL
(NOT TO SCALE)



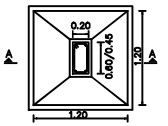
SECTION – 'A–A'



PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)



SECTION – 'A–A'



PLAN OF FOUNDATION
(NOT TO SCALE)

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:59, COMPRISED IN SURVEY NO: 1439 / 3A1, OF THAIYUR-B VILLAGE, THIRUPORUR 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 = 162.32 SQM
AS PER DOCUMENT = 162.32 SQM
AS PER PATTA = 162.32 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	75.89 SQM	15.28 SQM
FIRST FLOOR	90.27 SQM	-
TERRACE FLOOR		10.80 SQM
TOTAL F.S.I AREA	166.16 SQM	26.08 SQM

F.S.I = 166.16 SQM / 162.32 SQM = 1.02

PLOT COVERAGE = 92.06 SQM / 162.32 SQM = 57.47%

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

SCALE 1:150

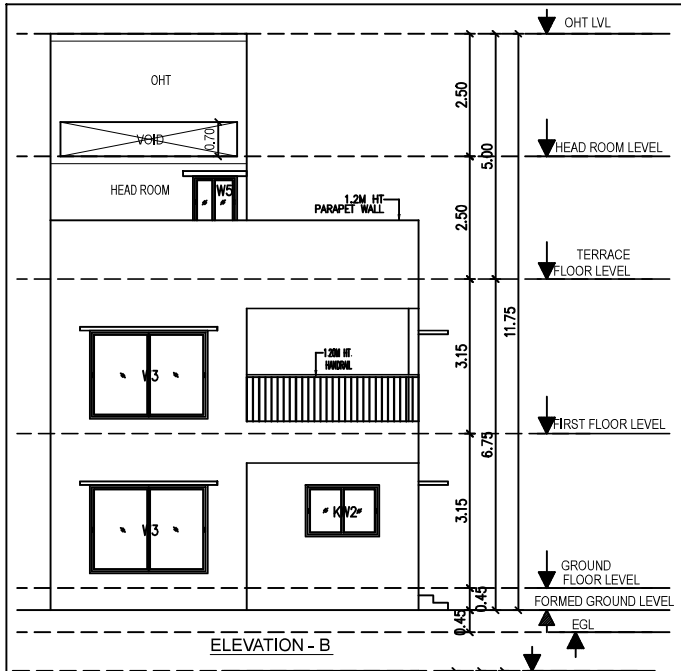
For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

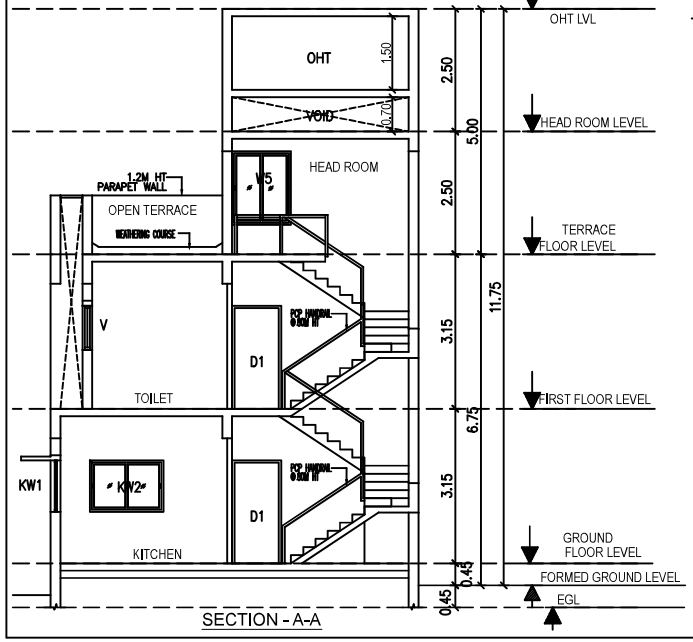
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

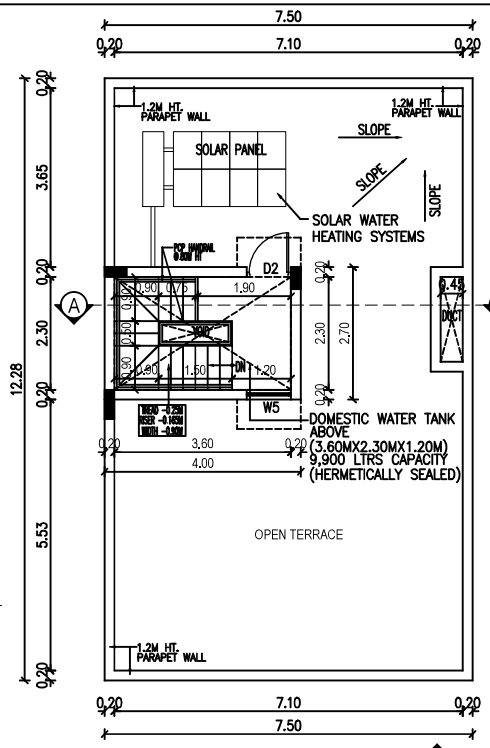
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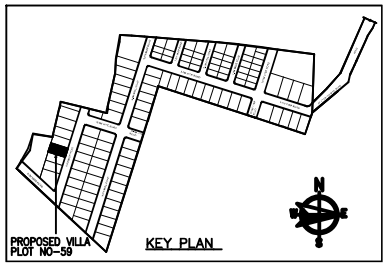
ELEVATION - B



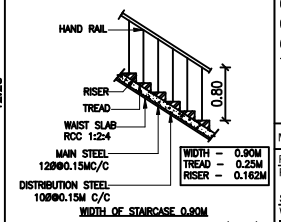
SECTION - A-A



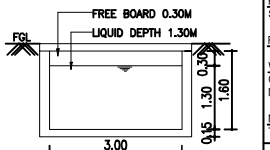
TERRACE FLOOR PLAN (B)



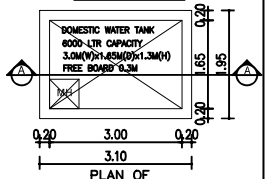
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.935 X 2.10
OP	OPENING	1.00 X 2.10
V/1	WINDOW	3.00 X 1.50
V/2	WINDOW	2.70 X 1.50
V/3	WINDOW	2.40 X 1.50
V/4	WINDOW	1.20 X 1.50
V/5	WINDOW	0.90 X 1.50
KW1	KITCHEN WINDOW	2.56 X 1.05
KW2	KITCHEN WINDOW	1.50 X 1.05
V	VENTILATOR	0.75 X 1.30



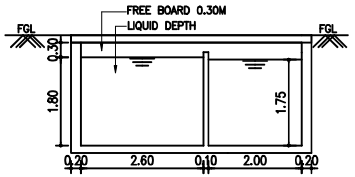
STAIR CASE DETAILS– (NTS)



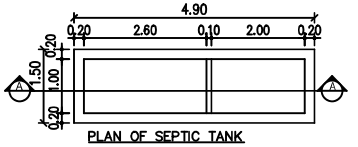
SECTION– 'A–A'



PLAN OF DOMESTIC WATER SUMP



SECTION – 'A – A'



PLAN OF SEPTIC TANK

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:59, COMPRISED IN SURVEY NO: 1439 / 3A1, OF THAIYUR-B VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

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ALL DIMENSIONS ARE IN METER

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

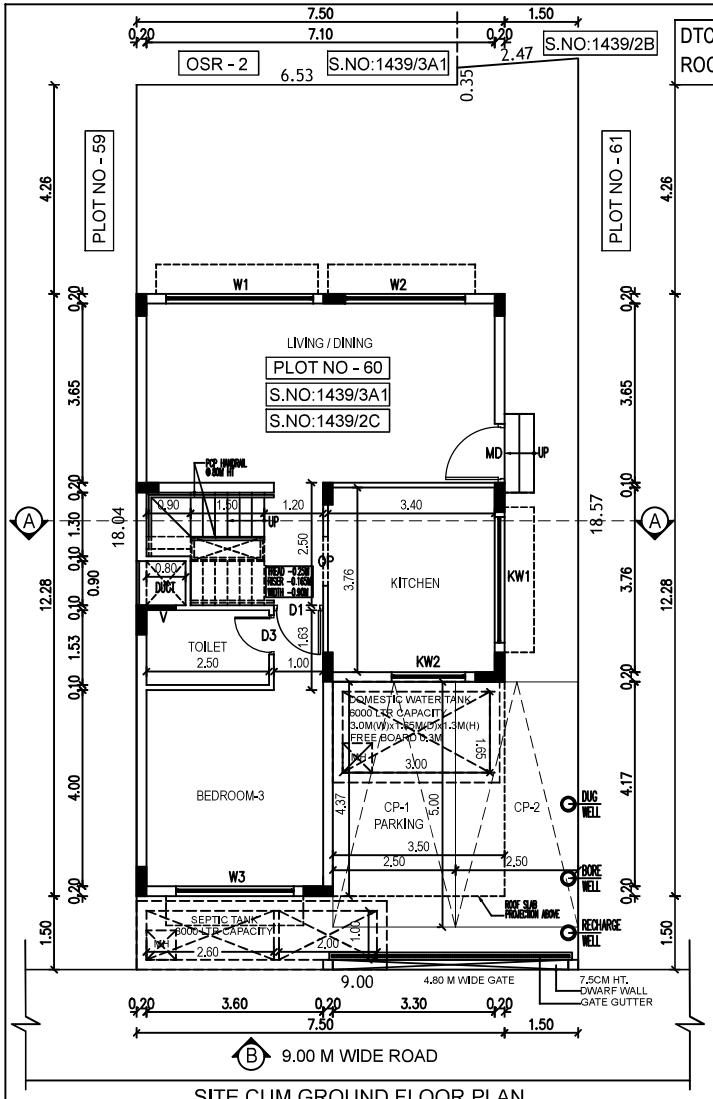
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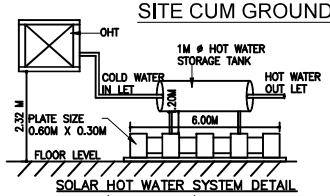
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Signature valid
Signed by: CG AXIOM 1
Location: Chennai
Date: 2025.11.14 04:40:46

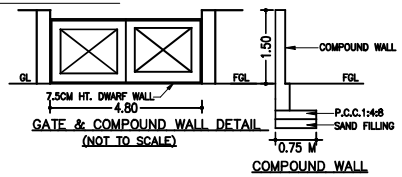
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SITE CUM GROUND FLOOR PLAN

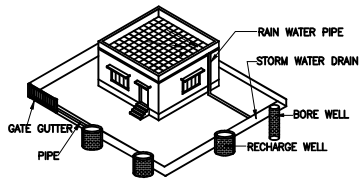


SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

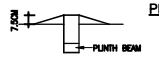


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

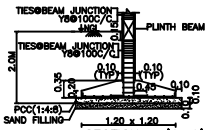
COMPOUND WALL
SECTION



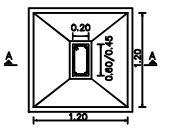
PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS
DRAWING NO: 3B



SECTION OF DWARF WALL
(NOT TO SCALE)

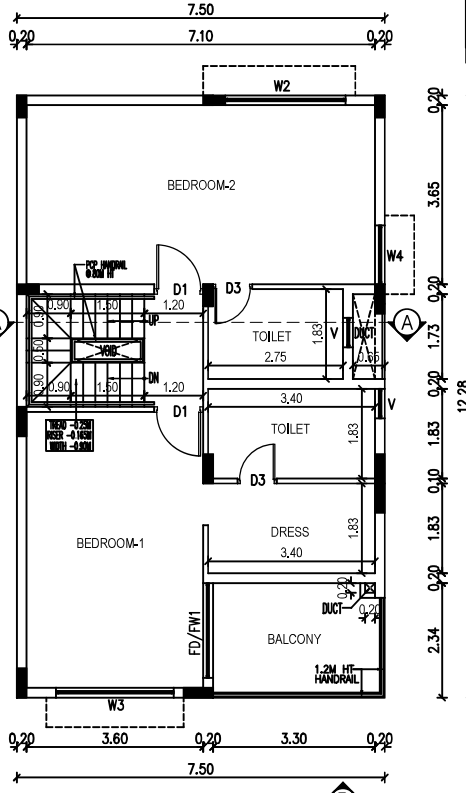


SECTION – 'A–A'

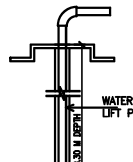


PLAN OF FOUNDATION
(NOT TO SCALE)

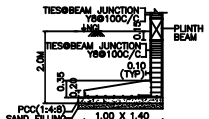
FIRST FLOOR PLAN



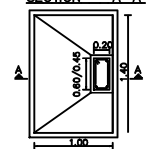
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
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V/2	WINDOW	2.45 X 1.50
V/3	WINDOW	2.40 X 1.50
V/4	WINDOW	1.20 X 1.50
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KW1	KITCHEN WINDOW	2.56 X 1.05
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V	VENTILATOR	0.75 X 1.30



BORE WELL DETAIL
(NOT TO SCALE)



SECTION – 'A–A'



PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:60, COMPRISED IN SURVEY NO: 1439 / 3A1,1439/2C OF THAIYUR-B VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

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AREA STATEMENT:-

PLOT EXTENT:
AS PER SITE = 163.41 SQM
AS PER DOCUMENT = 163.41 SQM
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FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	75.89 SQM	15.28 SQM
FIRST FLOOR	90.27 SQM	-
TERRACE FLOOR		10.80 SQM
TOTAL F.S.I AREA	166.16 SQM	26.08 SQM

F.S.I = 166.16 SQM / 163.41 SQM = 1.01
PLOT COVERAGE = 92.06 SQM / 163.41 SQM = 56.33%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

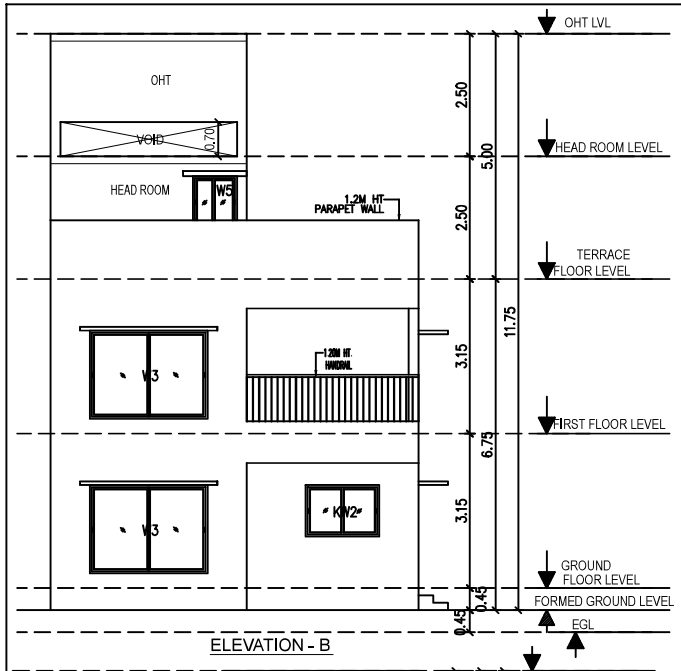
SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED
Authorised Signatory

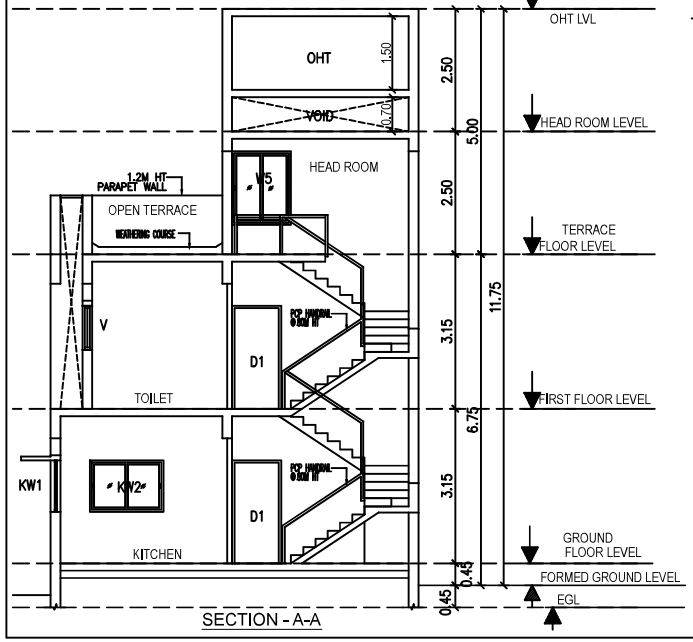
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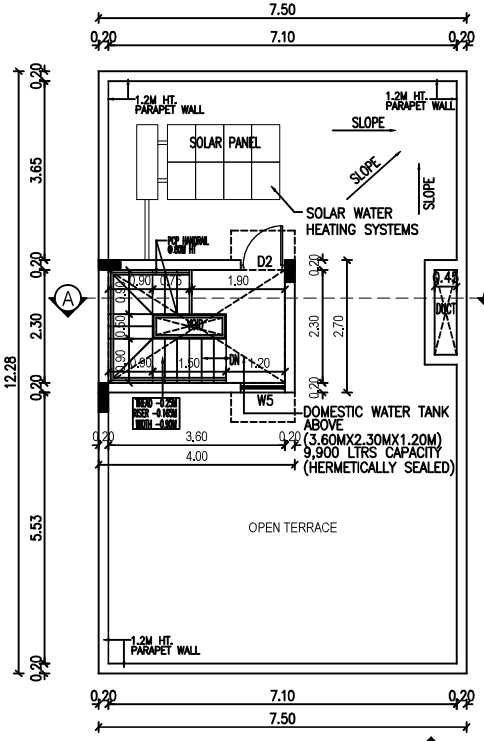
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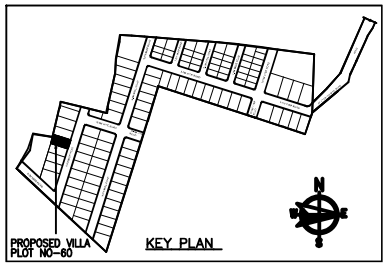
ELEVATION - B



SECTION - A-A

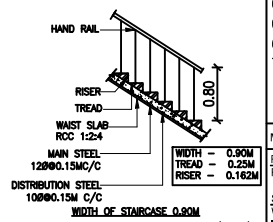


TERRACE FLOOR PLAN

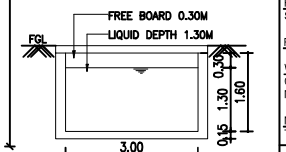


KEY PLAN

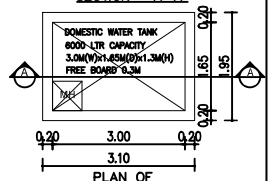
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
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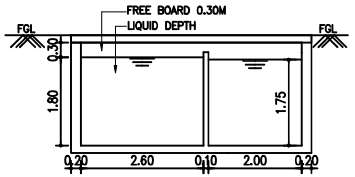
STAIR CASE DETAILS– (NTS)



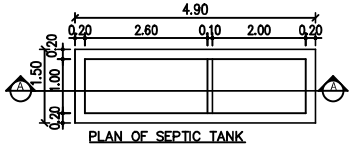
SECTION– 'A–A'



PLAN OF DOMESTIC WATER SUMP



SECTION – 'A – A'



PLAN OF SEPTIC TANK

DRAWING TITLE	SHEET NO
PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:60, COMPRISED IN SURVEY NO: 1439 / 3A1,1439/2C OF THAIYUR-B VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.	

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COLOUR INDEX	
ROAD	
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PROPOSED	

SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

OWNER'S SIGNATURE

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#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: archilectlenin@yahoo.com

SIGNATURE OF ARCHITECT

Signature valid
Signed by: CG AXIOM 1
Location: Chennai
Date: 2025.11.1 22:12:41

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.