Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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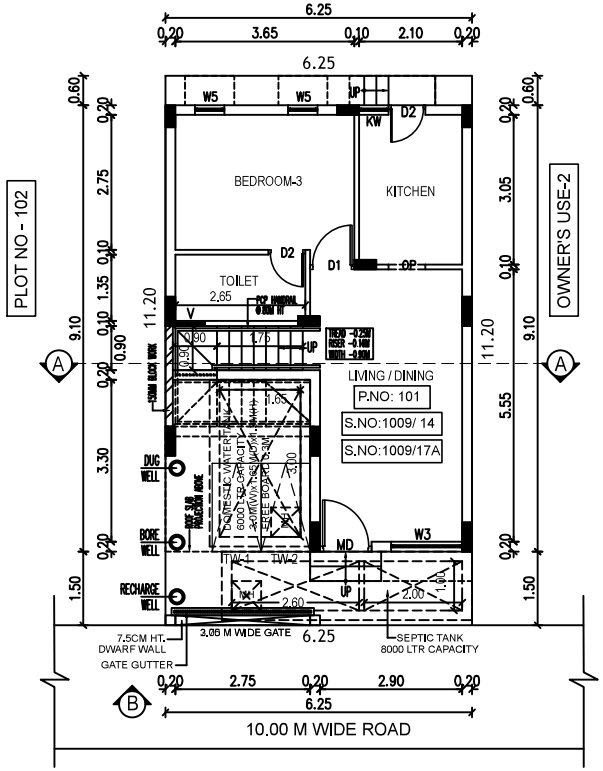
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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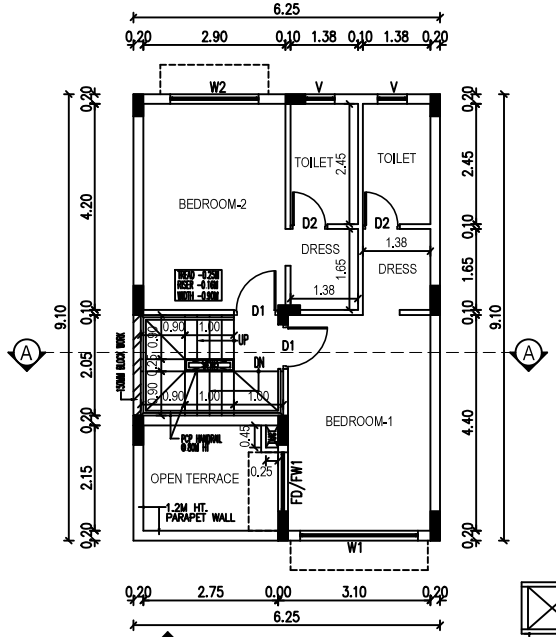
DIGITALLY VERIFIED RECORD

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

PLOT NO - 100

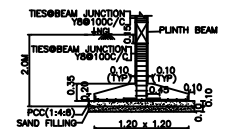


SITE CUM GROUND FLOOR PLAN

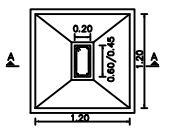


B FIRST FLOOR PLAN

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	0.75 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.80 X 1.50
W3	WINDOW	1.45 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.60 X 1.50
KW	KITCHEN WINDOW	0.60 X 1.50
V	VENTILATOR	0.60 X 1.30



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:101, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A, 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 = 70.00 SQM
AS PER DOCUMENT = 70.00 SQM
AS PER PATTA = 70.00 SQM

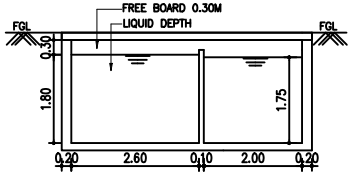
FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	46.81 SQM	10.06 SQM
FIRST FLOOR	49.77 SQM	-
TERRACE FLOOR		9.83 SQM
TOTAL F.S.I AREA	96.58 SQM	19.89 SQM

F.S.I = 96.58 SQM / 70.00 SQM = 1.37
PLOT COVERAGE = 56.88 SQM / 70.00 SQM = 81.25%

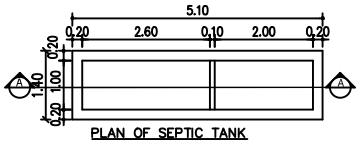
COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

N
SCALE 1:150

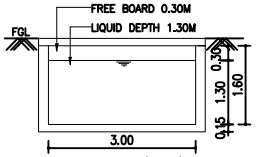
For CASA GRANDE AXIOM PRIVATE LIMITED
Authorised Signatory
OWNER'S SIGNATURE



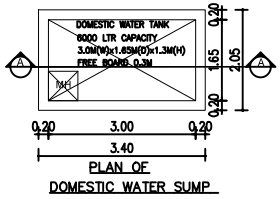
SECTION – 'A – A'



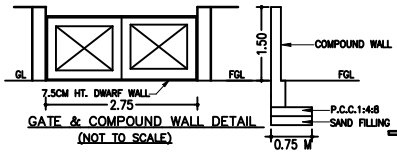
PLAN OF SEPTIC TANK



SECTION– 'A–A'

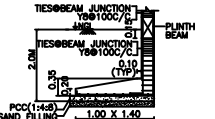


PLAN OF
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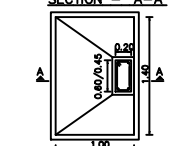


GATE & COMPOUND WALL DETAIL
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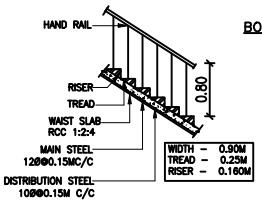
COMPOUND WALL
SECTION



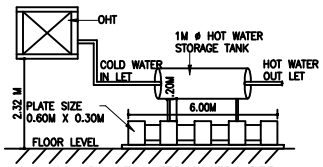
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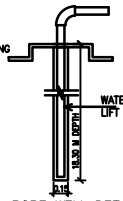
PLAN OF ECCENTRIC
FOUNDATION
(NOT TO SCALE)



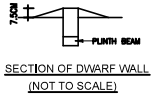
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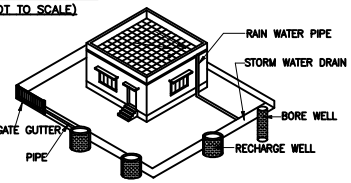
SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



BORE WELL DETAIL
(NOT TO SCALE)

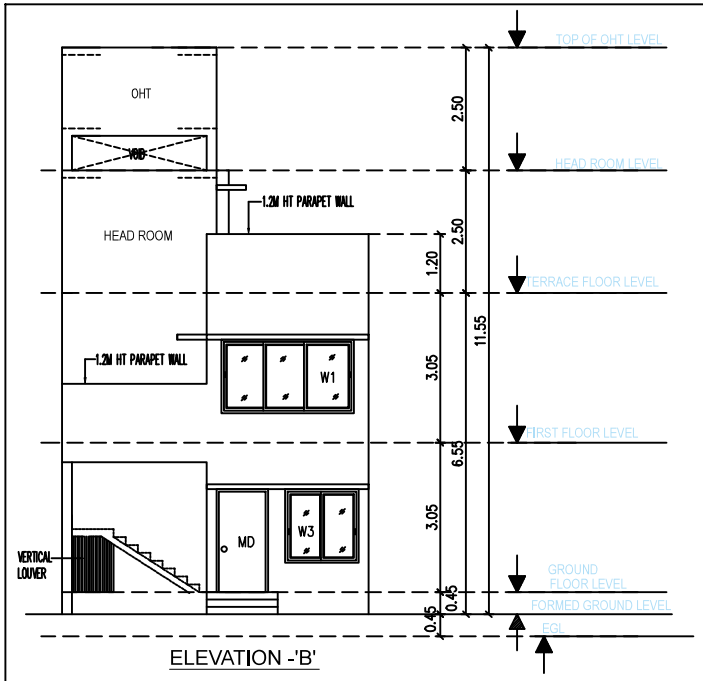


SECTION OF DWARF WALL
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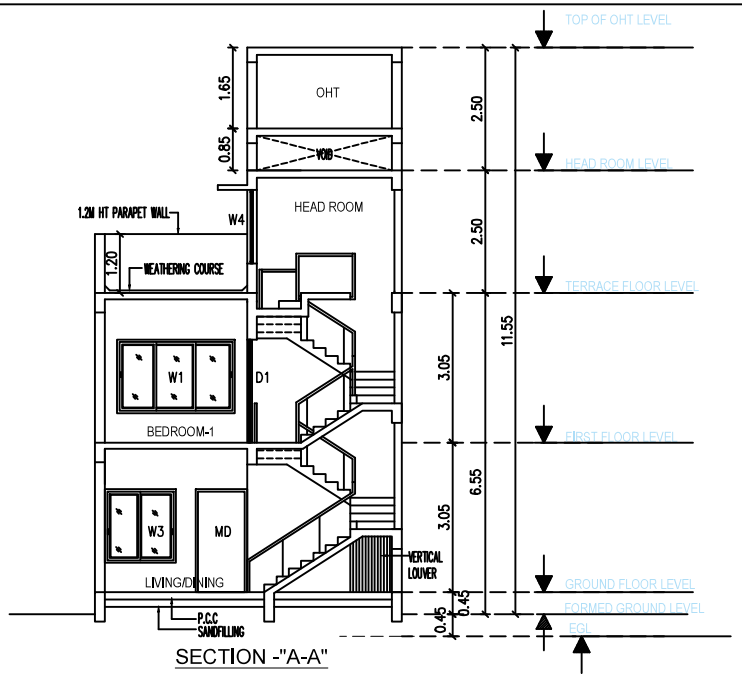


PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS
DRAWING NO: 3B

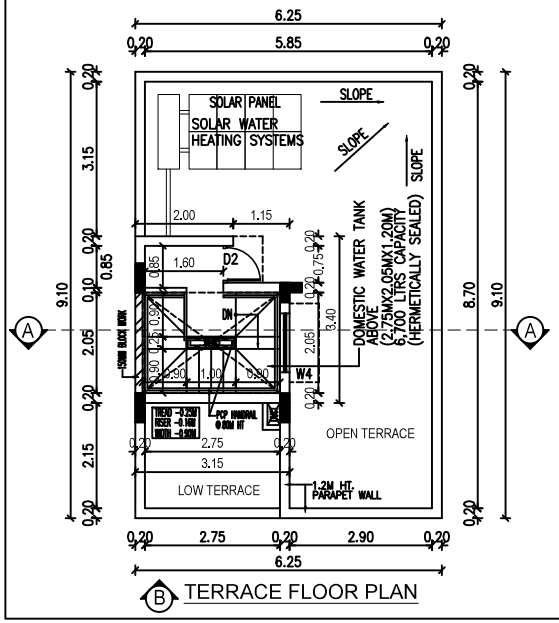
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email:architectlenin@yahoo.com
SIGNATURE OF ARCHITECT



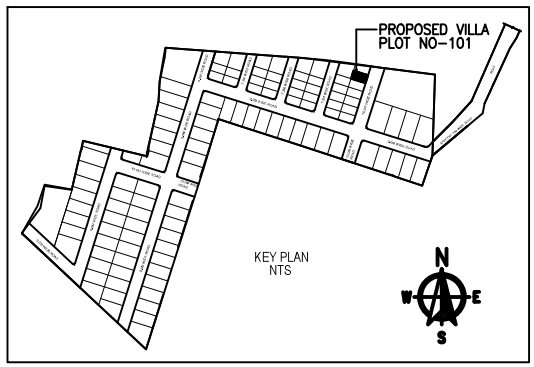
ELEVATION -'B'



SECTION -"A-A"



TERRACE FLOOR PLAN



DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:101, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A, 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

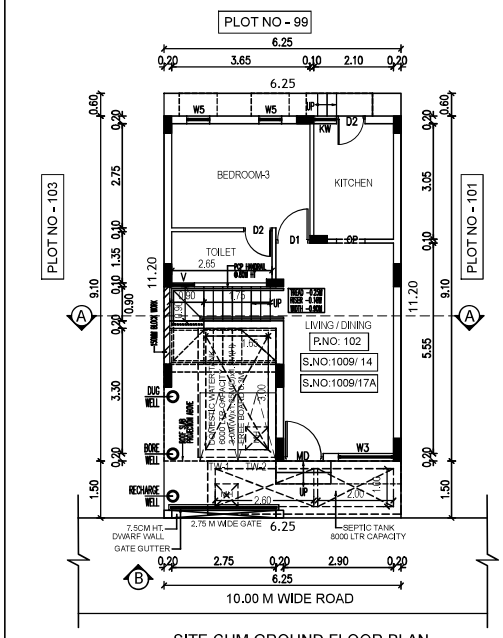
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street, Thalambur, Chennai-600130. Ph: 75500 55541

SIGNATURE OF ARCHITECT

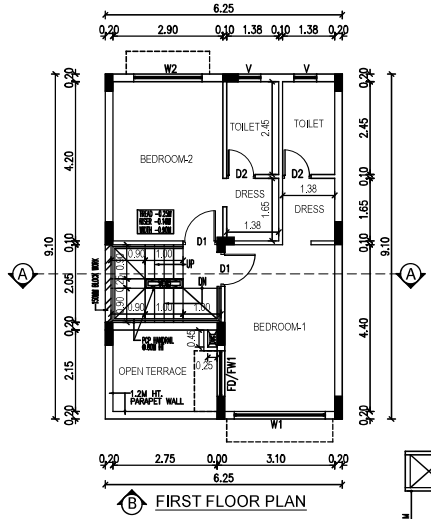
Signature valid
Signed by: CG AXIOM 1
Location: Chennai
Date: 2025.11.15 17:51:28

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

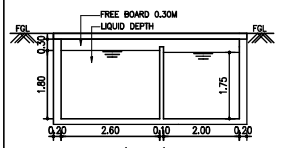
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.20 X 2.10
OP	OPENING	0.75 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.80 X 1.50
W3	WINDOW	1.45 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.60 X 1.50
KW	KITCHEN WINDOW	0.60 X 1.50
V	VENTILATOR	0.60 X 1.30

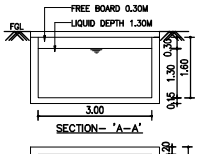


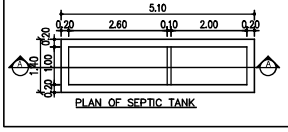
SITE CUM GROUND FLOOR PLAN

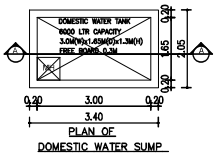


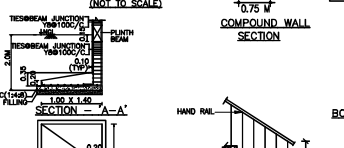
FIRST FLOOR PLAN

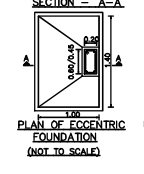


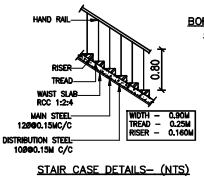


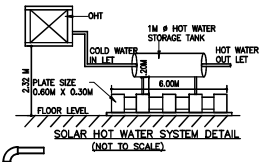


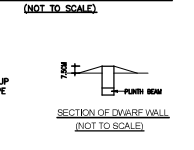


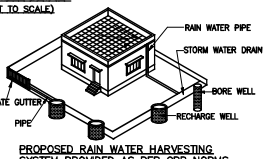


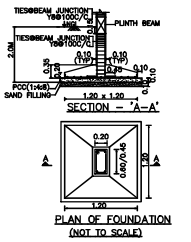












DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:102, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A, 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
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NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

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AREA STATEMENT:-

PLOT EXTENT:
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AS PER DOCUMENT = 70.00 SQM
AS PER PATTA = 70.00 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	46.81 SQM	10.08 SQM
FIRST FLOOR	49.77 SQM	-
TERRACE FLOOR		9.83 SQM
TOTAL F.S.I AREA	96.58 SQM	19.89 SQM

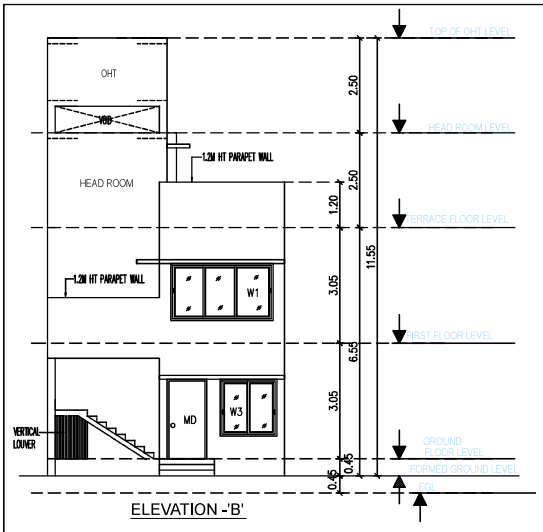
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COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

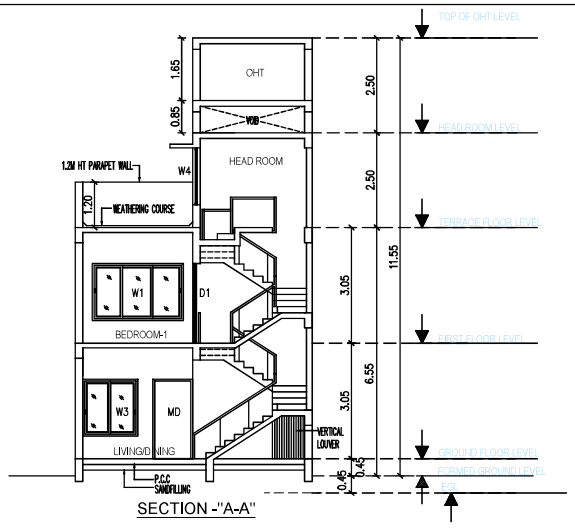
SCALE 1:150

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

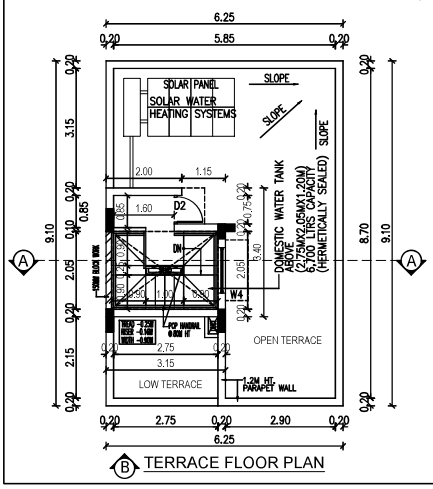
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. COL/ROR/RA/Gr.I/2019/07/021
#12A, Roemscape "The Village" Pillayar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
E-mail: arklenin@yahoo.com
SIGNATURE OF ARCHITECT

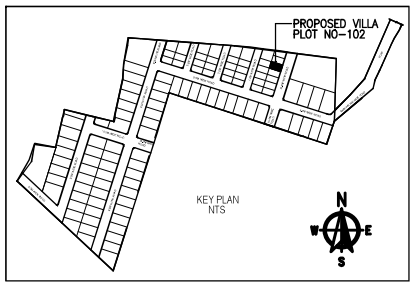


ELEVATION -'B'



SECTION -"A-A"





DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:102, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A, OF THAIYUR-B VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

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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

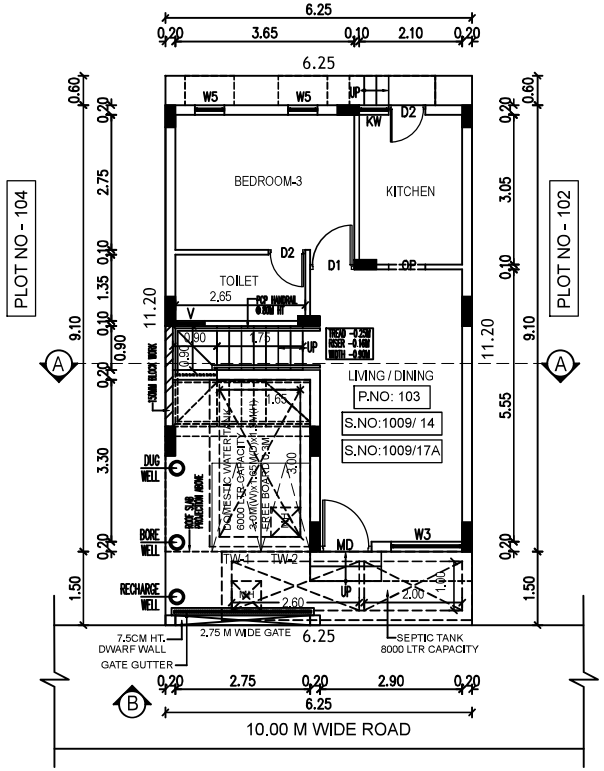
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RAIGr.I/19/03/07/218-03-2019
DTCP Regd. No. CGLRON/RAIG-I/2019/07/021
#12A, Roerscape "The Village" Pillayar Koil Street,
Thalambur, Chennai-600130. Ph: 75500 55541

SIGNATURE OF ARCHITECT

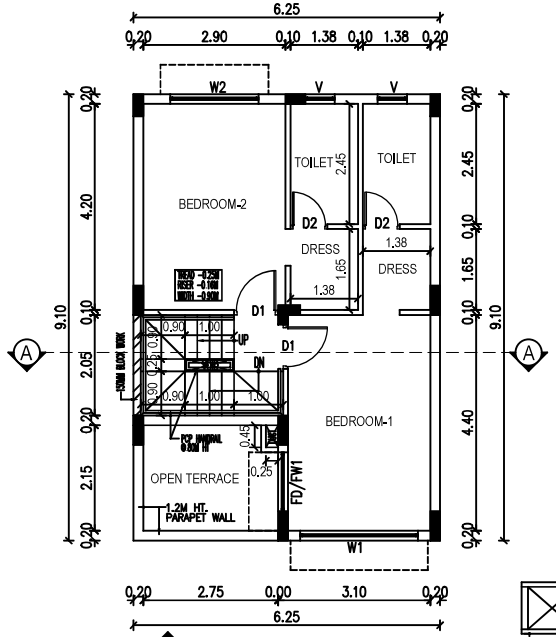
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PLOT NO - 98

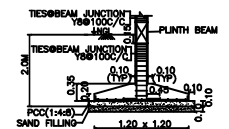


SITE CUM GROUND FLOOR PLAN

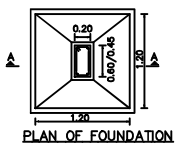


B FIRST FLOOR PLAN

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	0.75 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.80 X 1.50
W3	WINDOW	1.45 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.60 X 1.50
KW	KITCHEN WINDOW	0.60 X 1.50
V	VENTILATOR	0.60 X 1.30



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:103, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A, 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:-

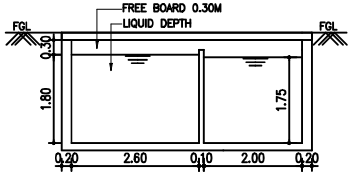
PLOT EXTENT:
AS PER SITE = 70.00 SQM
AS PER DOCUMENT = 70.00 SQM
AS PER PATTA = 70.00 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	46.81 SQM	10.06 SQM
FIRST FLOOR	49.77 SQM	-
TERRACE FLOOR		9.83 SQM
TOTAL F.S.I AREA	96.58 SQM	19.89 SQM

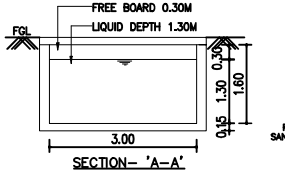
F.S.I = 96.58 SQM / 70.00 SQM = 1.37
PLOT COVERAGE = 56.88 SQM / 70.00 SQM = 81.25%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

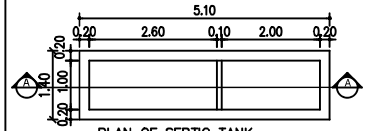
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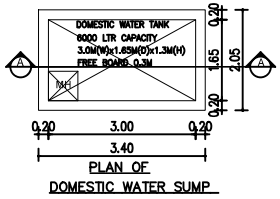
SECTION – 'A – A'



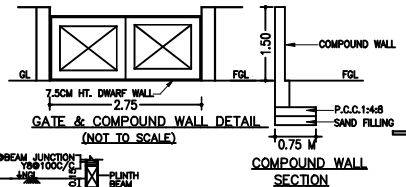
SECTION– 'A–A'



PLAN OF SEPTIC TANK

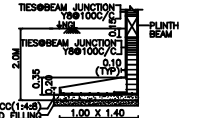


PLAN OF DOMESTIC WATER SUMP

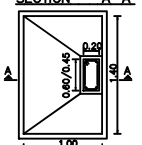


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

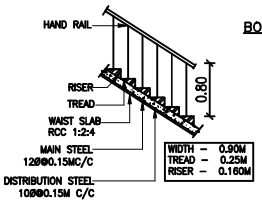
COMPOUND WALL SECTION



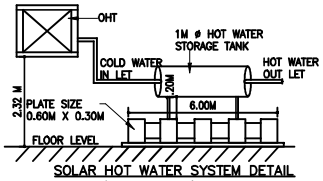
SECTION – 'A–A'



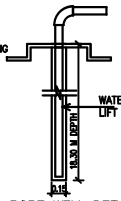
PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)



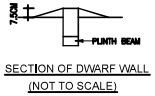
STAIR CASE DETAILS– (NTS)



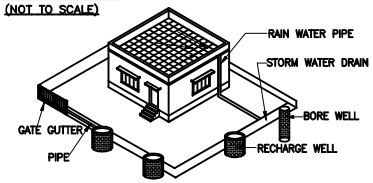
SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



BORE WELL DETAIL
(NOT TO SCALE)



SECTION OF DWARF WALL
(NOT TO SCALE)



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

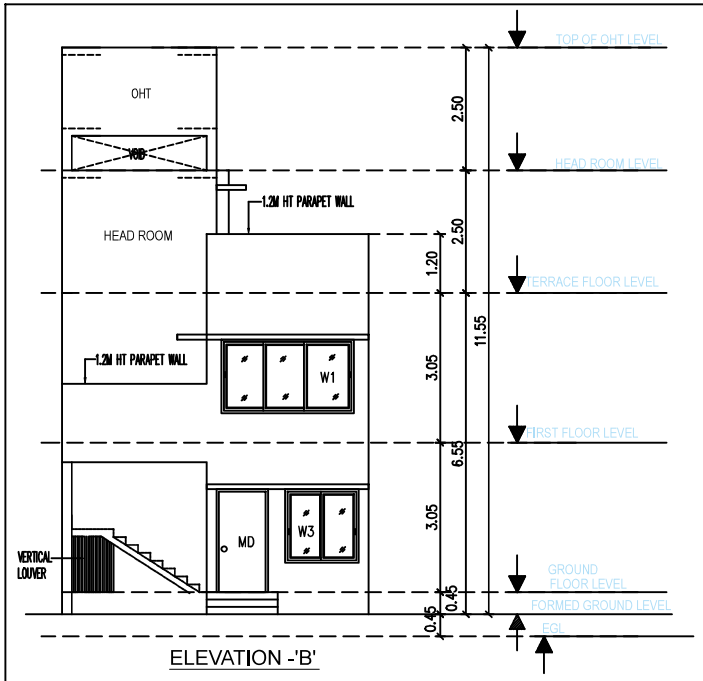
For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

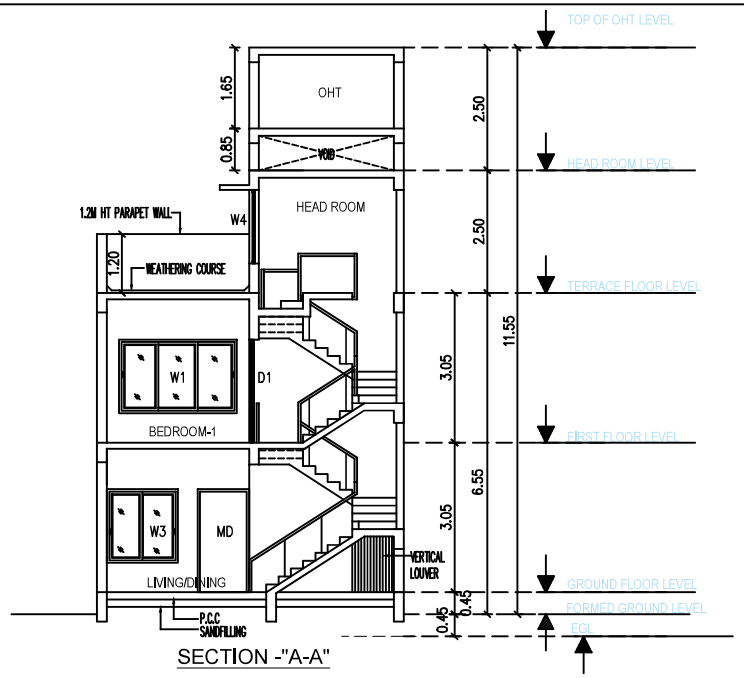
OWNER'S SIGNATURE

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

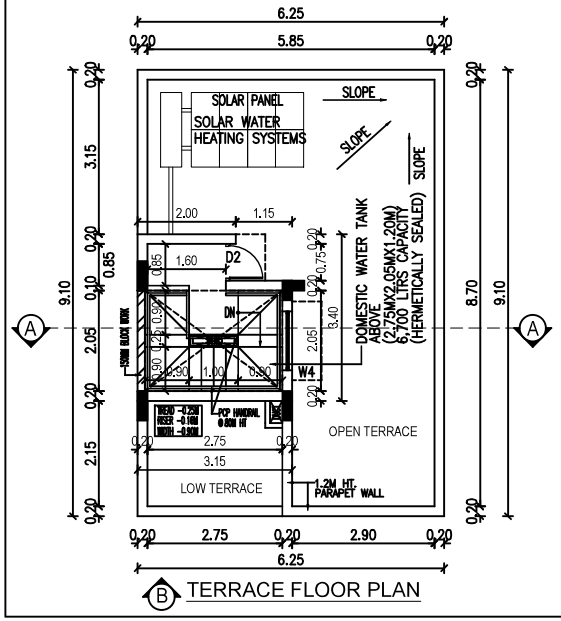
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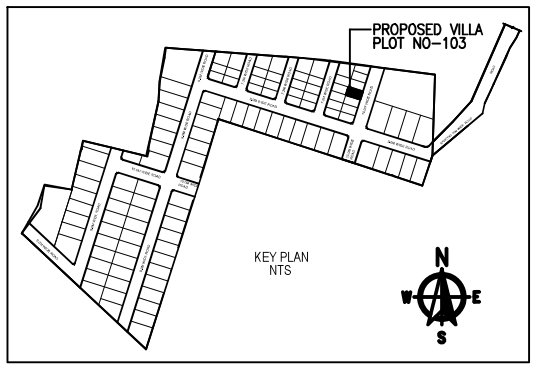
ELEVATION -'B'



SECTION -"A-A"



B TERRACE FLOOR PLAN



DRAWING TITLE	SHEET NO
PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:103, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A, 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.

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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

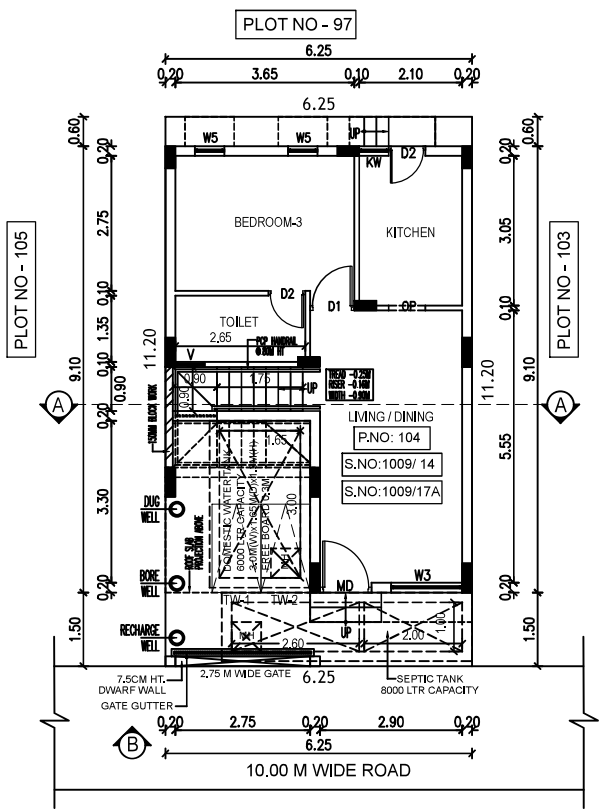
K.P. LENIN, B.Arch.,
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C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village", Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email:- architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

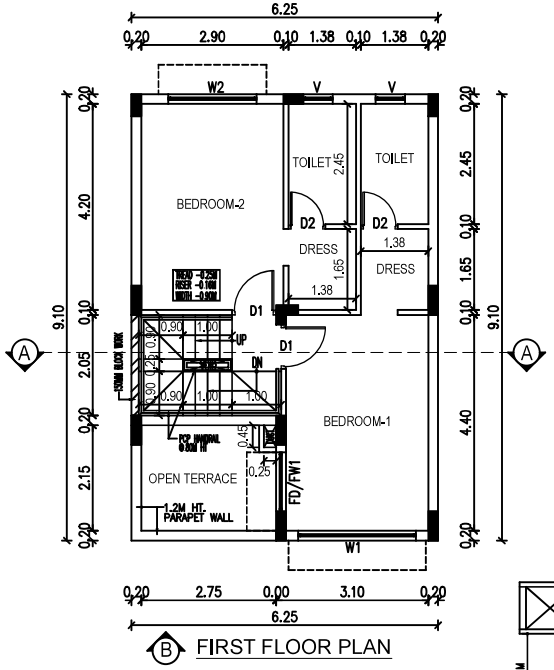
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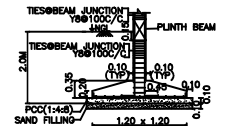
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.20 X 2.10
OP	OPENING	0.75 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.80 X 1.50
W3	WINDOW	1.45 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.60 X 1.50
KW	KITCHEN WINDOW	0.60 X 1.50
V	VENTILATOR	0.60 X 1.30



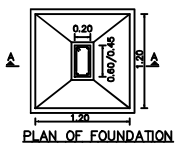
SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



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:104, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A, 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 = 70.00 SQM
AS PER DOCUMENT = 70.00 SQM
AS PER PATTA = 70.00 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	46.81 SQM	10.06 SQM
FIRST FLOOR	49.77 SQM	-
TERRACE FLOOR		9.83 SQM
TOTAL F.S.I AREA	96.58 SQM	19.89 SQM

F.S.I = 96.58 SQM / 70.00 SQM = 1.37
PLOT COVERAGE = 56.88 SQM / 70.00 SQM = 81.25%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

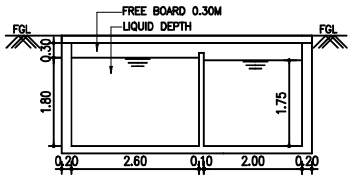
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SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED
Authorised Signatory

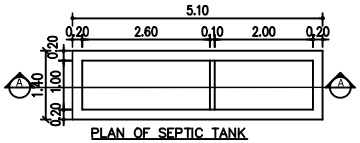
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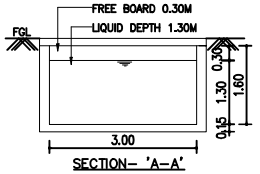
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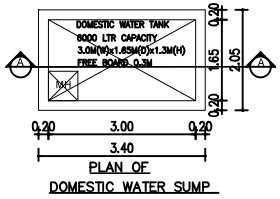


SECTION – 'A – A'

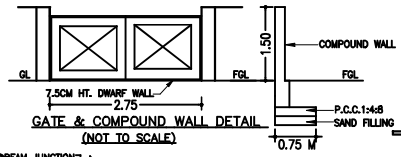




SECTION– 'A–A'

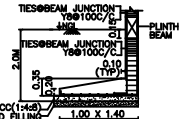


PLAN OF DOMESTIC WATER SUMP

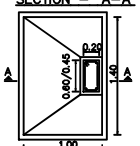


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

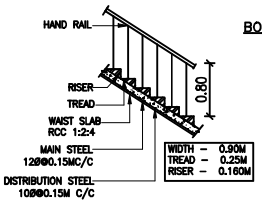
COMPOUND WALL SECTION



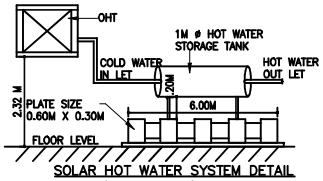
SECTION – 'A–A'



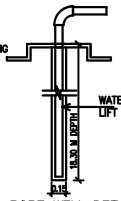
PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)



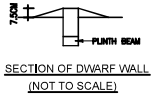
STAIR CASE DETAILS– (NTS)



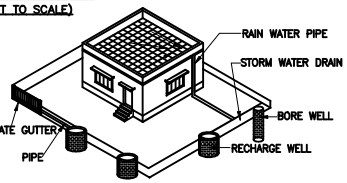
SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



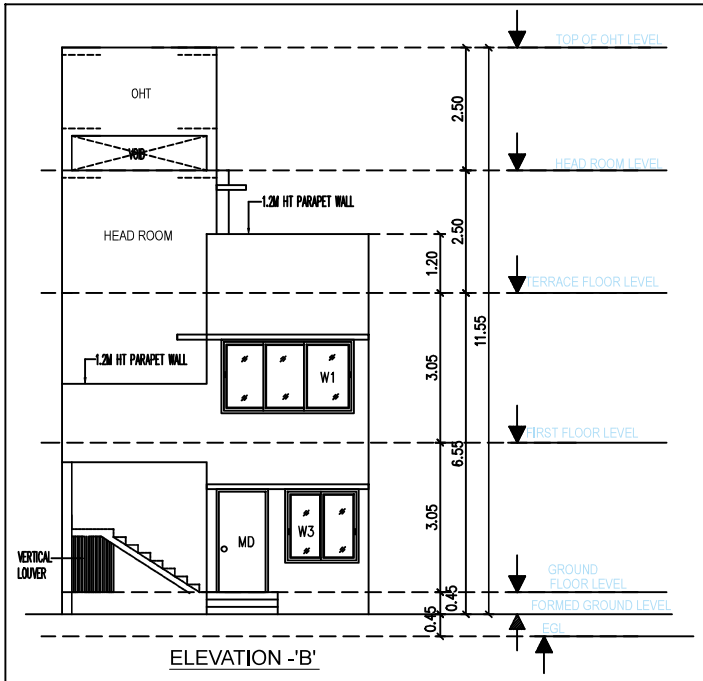
BORE WELL DETAIL
(NOT TO SCALE)



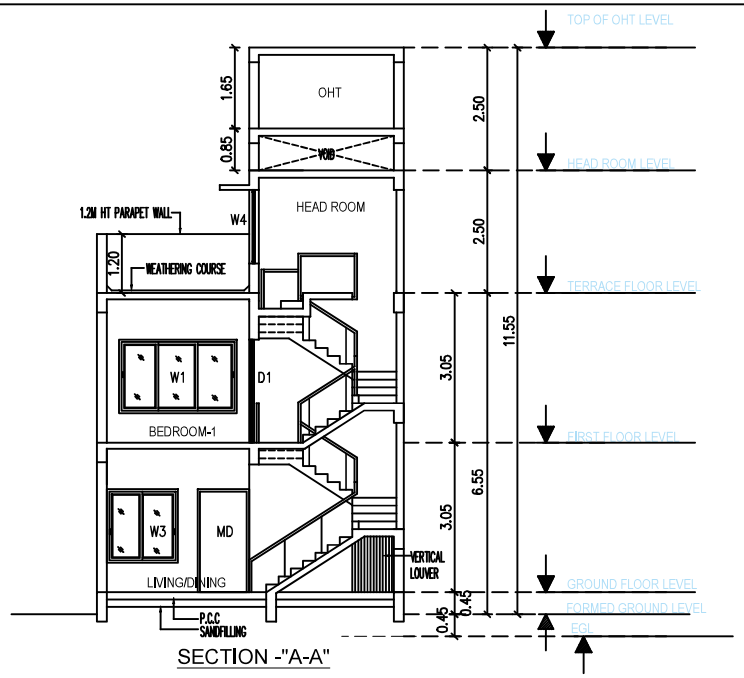
SECTION OF DWARF WALL
(NOT TO SCALE)



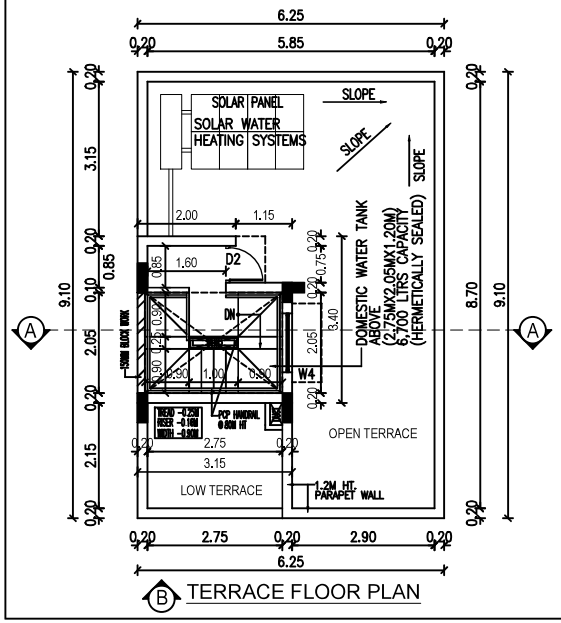
PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS
DRAWING NO: 3B



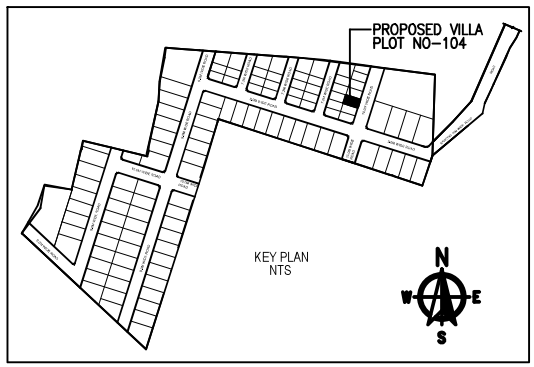
ELEVATION -'B'



SECTION -"A-A"



B TERRACE FLOOR PLAN



DRAWING TITLE	SHEET NO
PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:104, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A, 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

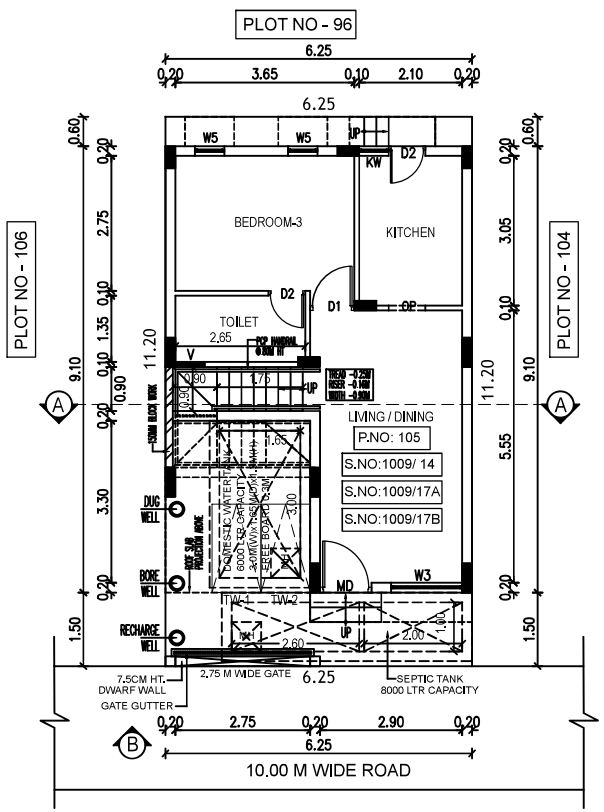
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

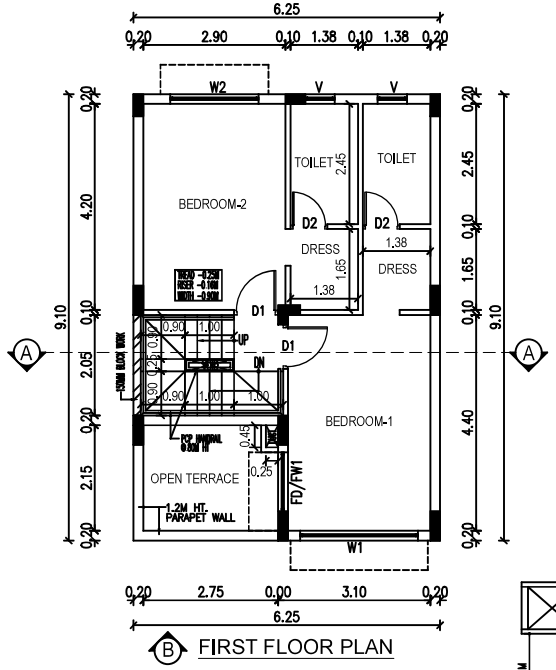
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Location: Chennai
Date: 2025.11.15 17:42:41

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

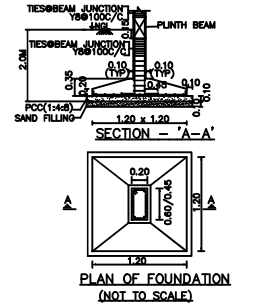
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.20 X 2.10
OP	OPENING	0.75 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.80 X 1.50
W3	WINDOW	1.45 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.60 X 1.50
KW	KITCHEN WINDOW	0.60 X 1.50
V	VENTILATOR	0.60 X 1.30



SITE CUM GROUND FLOOR PLAN

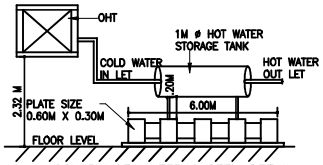


FIRST FLOOR PLAN

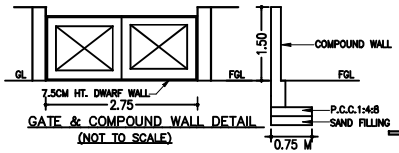


SECTION – 'A–A'

PLAN OF FOUNDATION
(NOT TO SCALE)

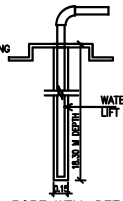


SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

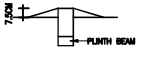


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

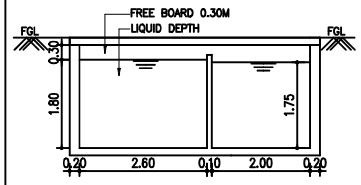
COMPOUND WALL SECTION



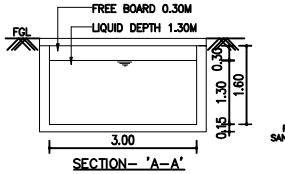
BORE WELL DETAIL
(NOT TO SCALE)



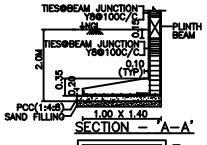
SECTION OF DWARF WALL
(NOT TO SCALE)



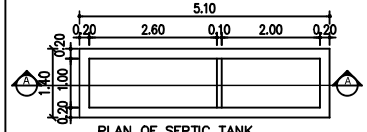
SECTION – 'A – A'



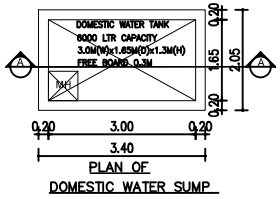
SECTION– 'A–A'



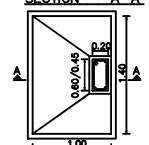
SECTION – 'A–A'



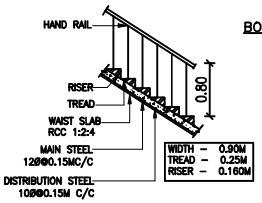
PLAN OF SEPTIC TANK



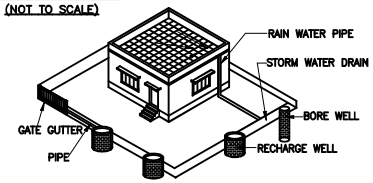
PLAN OF
DOMESTIC WATER SUMP



PLAN OF ECCENTRIC FOUNDATION
(NOT TO SCALE)



STAIR CASE DETAILS– (NTS)



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

DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:105, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A & 1009/ 17B,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 = 70.00 SQM
AS PER DOCUMENT = 70.00 SQM
AS PER PATTA = 70.00 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	46.81 SQM	10.06 SQM
FIRST FLOOR	49.77 SQM	-
TERRACE FLOOR		9.83 SQM
TOTAL F.S.I AREA	96.58 SQM	19.89 SQM

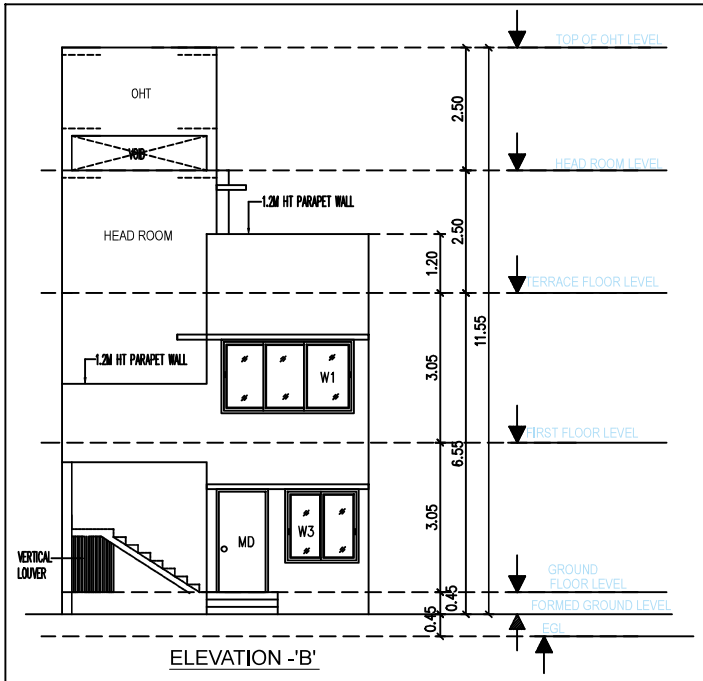
F.S.I = 96.58 SQM / 70.00 SQM = 1.37
PLOT COVERAGE = 56.88 SQM / 70.00 SQM = 81.25%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

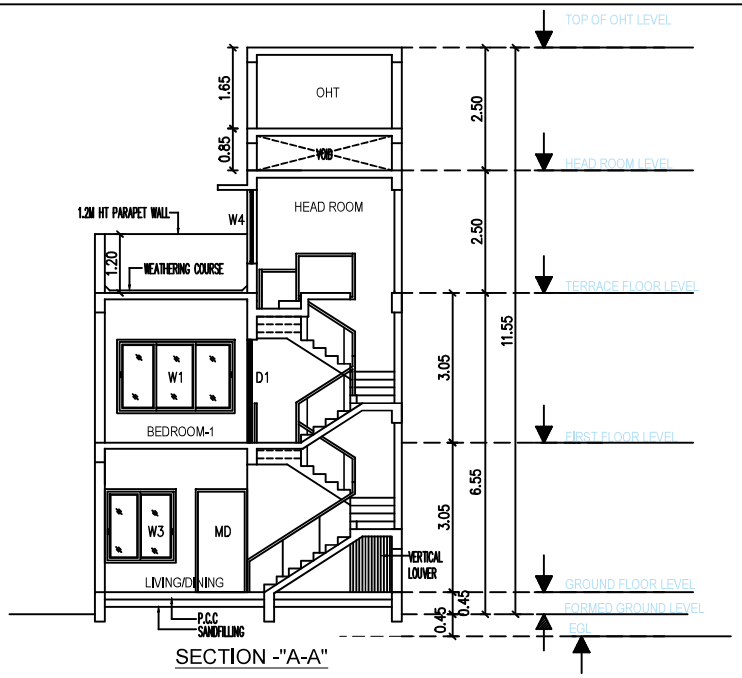
SCALE 1:150

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

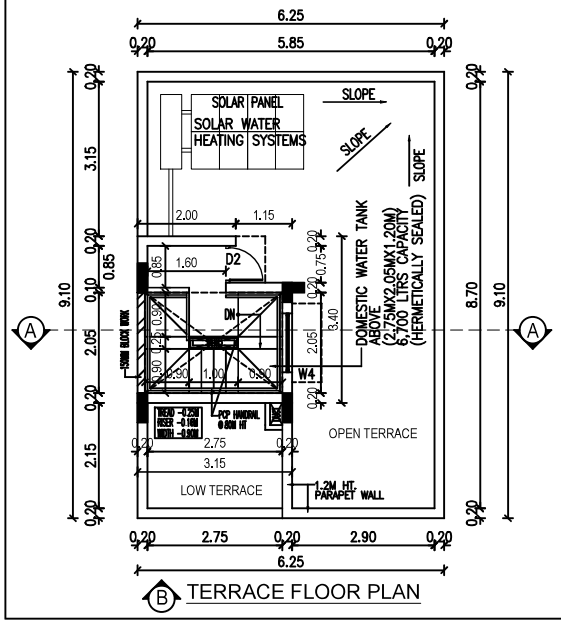
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com
SIGNATURE OF ARCHITECT



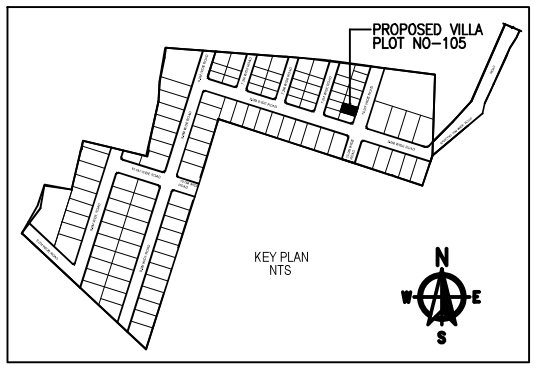
ELEVATION -'B'



SECTION -"A-A"



B TERRACE FLOOR PLAN



DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:105, COMPRISED IN SURVEY NOS: 1009/ 14,1009/ 17A & 1009/ 17B,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

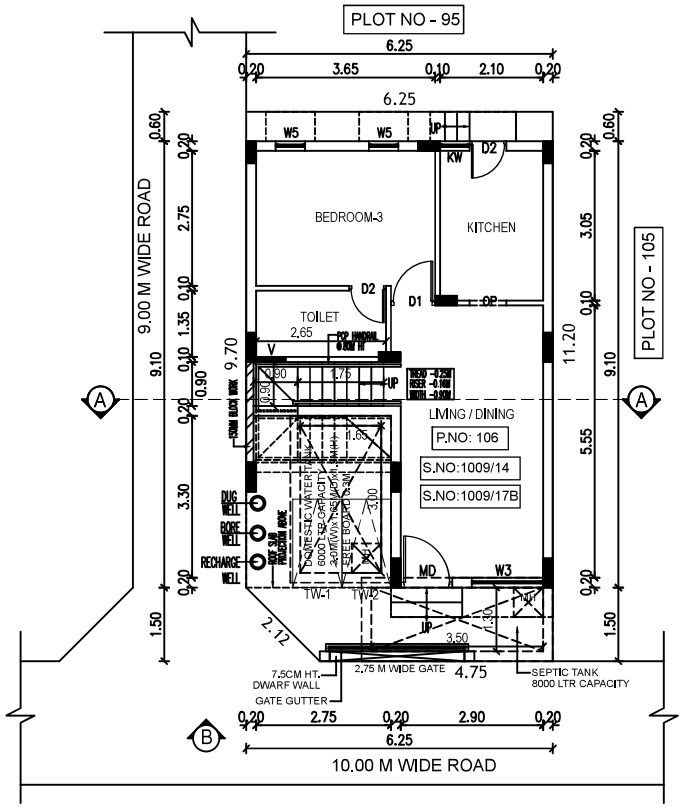
K.P. LENIN, B.Arch.,
Registered Architect,
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DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillayar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

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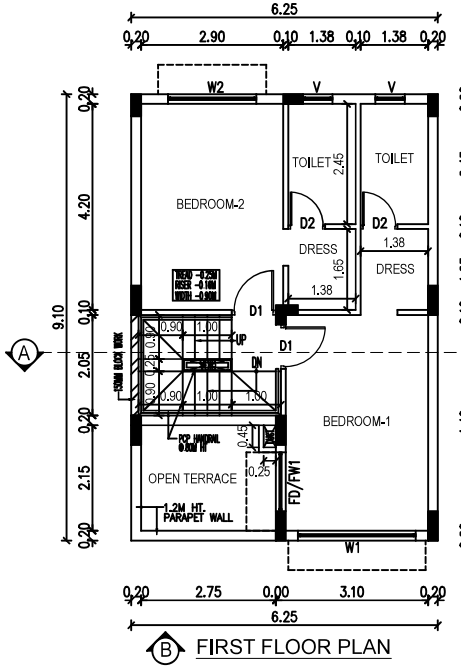
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Location: Chennai
Date: 2025.11.15 17:34:24

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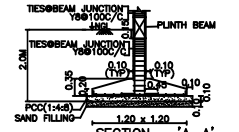
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.05 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
FD/FW1	FRENCH DOOR / WINDOW	1.20 X 2.10
OP	OPENING	0.75 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.80 X 1.50
W3	WINDOW	1.45 X 1.50
W4	WINDOW	1.20 X 1.50
W5	WINDOW	0.60 X 1.50
KW	KITCHEN WINDOW	0.60 X 1.50
V	VENTILATOR	0.60 X 1.30



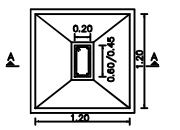
SITE CUM GROUND FLOOR PLAN



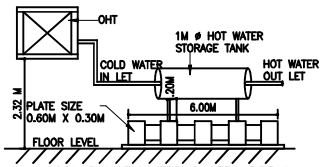
FIRST FLOOR PLAN



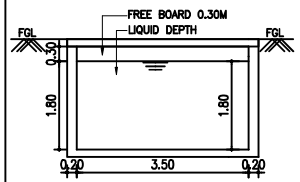
SECTION – 'A–A'



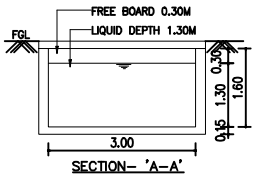
PLAN OF FOUNDATION
(NOT TO SCALE)



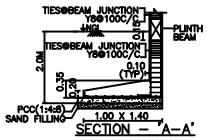
SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



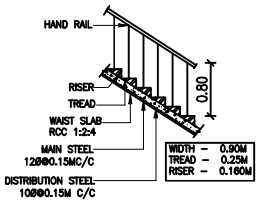
SECTION – 'A – A'



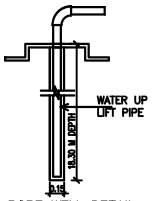
SECTION– 'A–A'



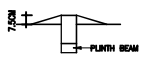
SECTION – 'A–A'



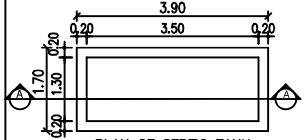
STAIR CASE DETAILS– (NTS)



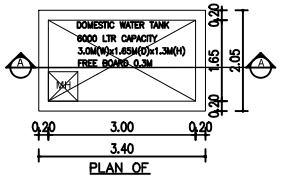
BORE WELL DETAIL
(NOT TO SCALE)



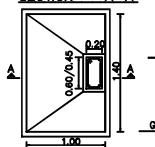
SECTION OF DWARF WALL
(NOT TO SCALE)



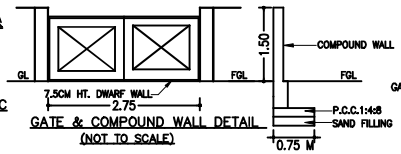
PLAN OF SEPTIC TANK



PLAN OF
DOMESTIC WATER SUMP

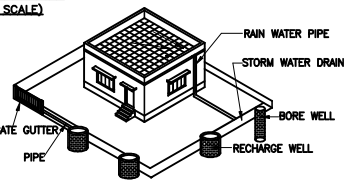


PLAN OF ECCENTRIC
FOUNDATION
(NOT TO SCALE)



GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

COMPOUND WALL
SECTION



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

DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:106, COMPRISED IN SURVEY NOS: 1009/ 14 & 1009/ 17B, 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 = 68.88 SQM
AS PER DOCUMENT = 68.88 SQM
AS PER PATTA = 68.88 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	46.81 SQM	10.06 SQM
FIRST FLOOR	49.77 SQM	-
TERRACE FLOOR		9.83 SQM
TOTAL F.S.I AREA	96.58 SQM	19.89 SQM

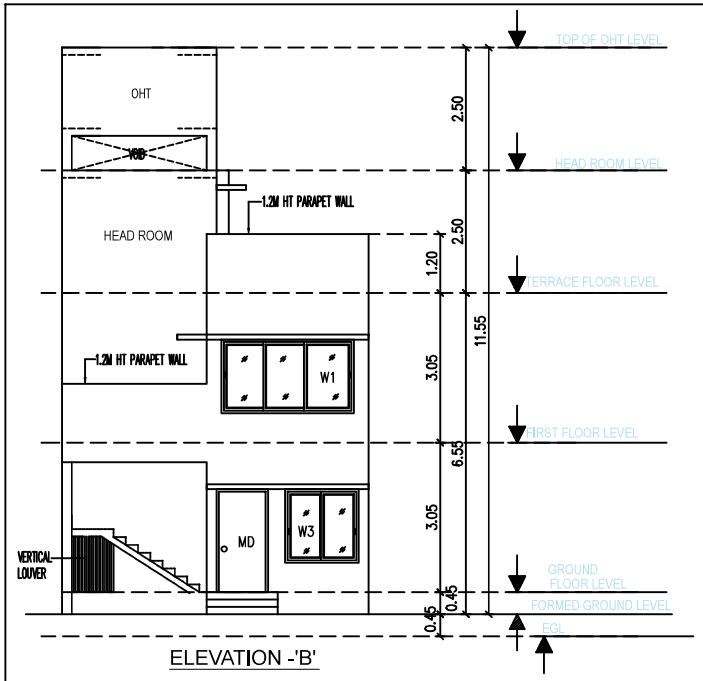
F.S.I = 96.58 SQM / 68.88 SQM = 1.40
PLOT COVERAGE = 56.88 SQM / 68.88 SQM = 82.57%

COLOUR INDEX
ROAD
PLOT BOUNDARY
PROPOSED

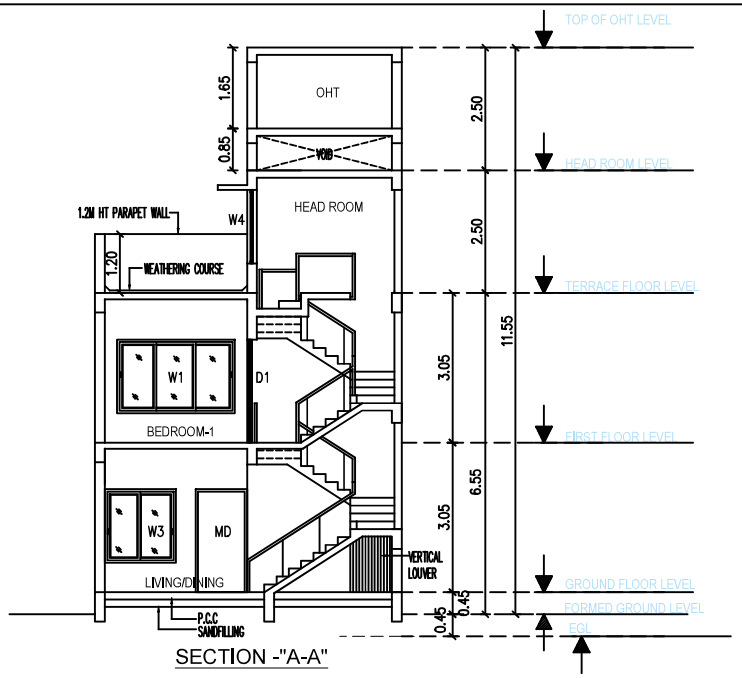
SCALE 1:150

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

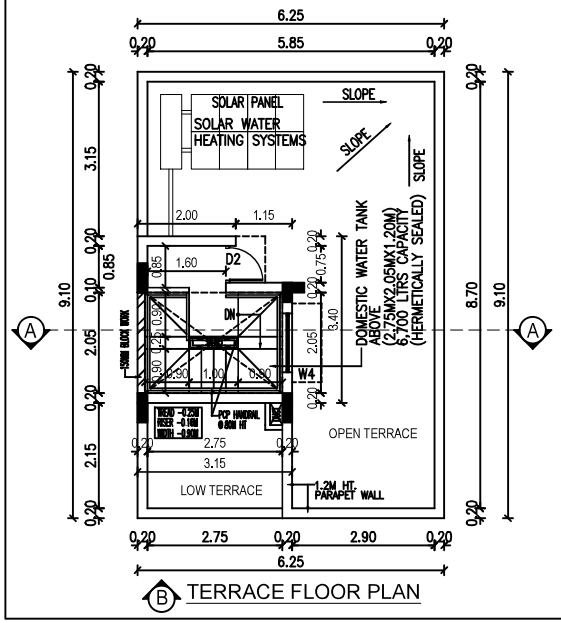
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com
SIGNATURE OF ARCHITECT



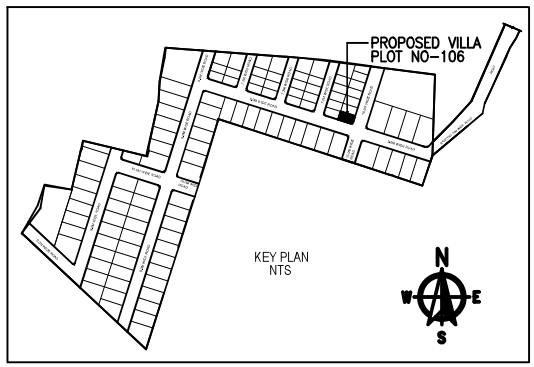
ELEVATION -'B'



SECTION -"A-A"



B TERRACE FLOOR PLAN



DRAWING TITLE | SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:106, COMPRISED IN SURVEY NOS: 1009/ 14 & 1009/ 17B, 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

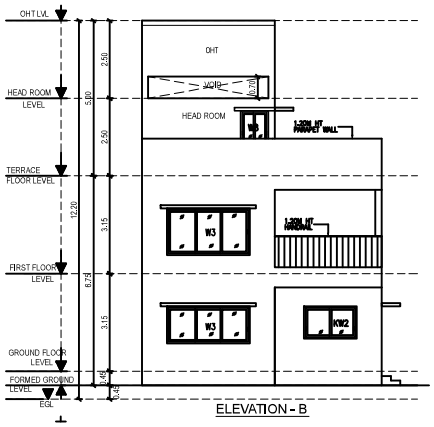
Authorised Signatory

OWNER'S SIGNATURE

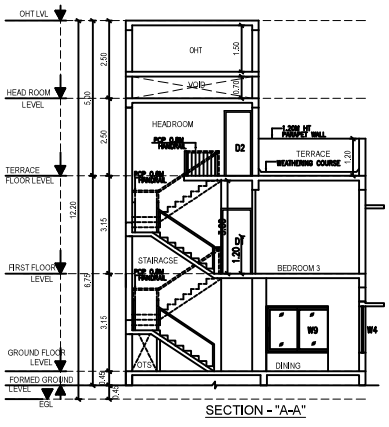
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: architectlenin@yahoo.com

SIGNATURE OF ARCHITECT

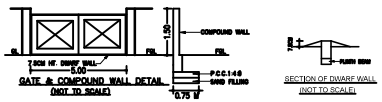
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Location: Chennai
Date: 2025.11.1 19:36:46

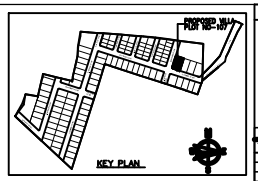


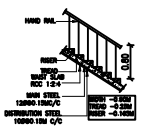
ELEVATION - B

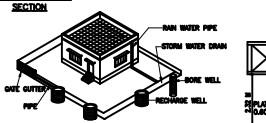


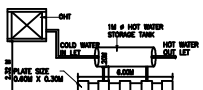
SECTION - "A-A"





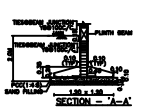


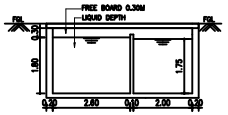


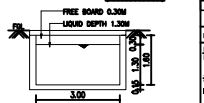


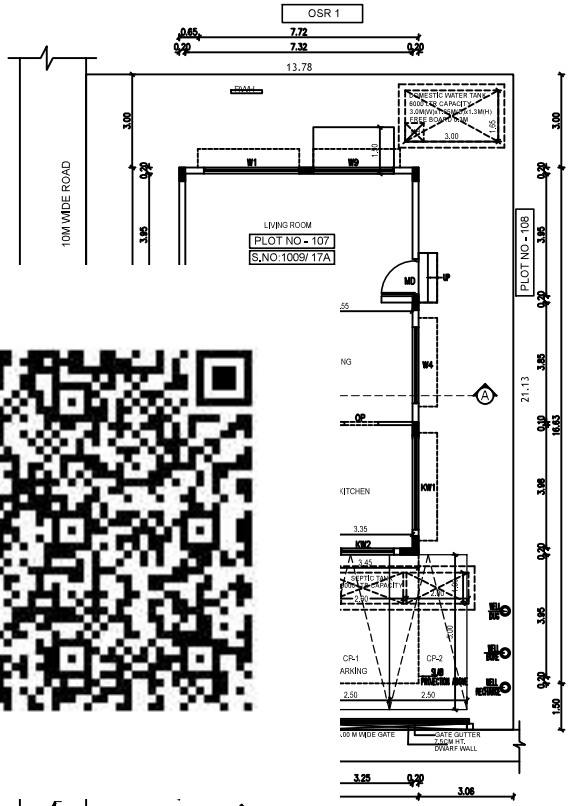




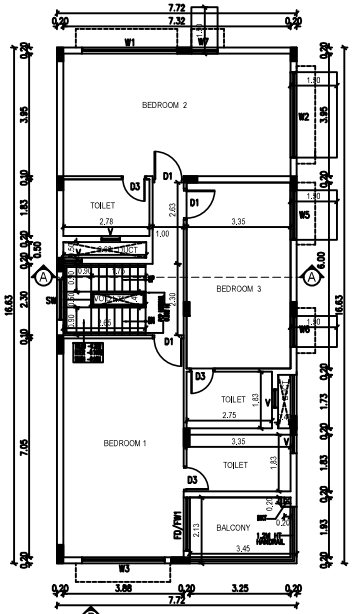




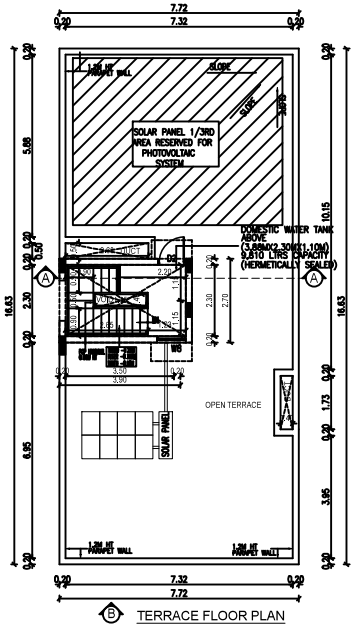




SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Signature valid

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2025.12.01 08:[illegible]:03

DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:107, COMPRISED IN SURVEY NO:1009/ 17A & 1009/ 17B 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	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR/ WINDOW	1.725 X 2.10
OP	OPENING	1.10 X 2.10
W1	WINDOW	3.075 X 1.50
W2	WINDOW	2.75 X 1.50
W3	WINDOW	2.675 X 1.50
W4	WINDOW	2.45 X 1.50
W5	WINDOW	1.80 X 1.50
W6	WINDOW	1.90 X 1.50
W7	WINDOW	0.85 X 1.50
W8	WINDOW	0.925 X 1.50
W9	WINDOW	2.60 X 1.50
KW1	WINDOW	3.09 X 1.05
KW2	WINDOW	1.70 X 1.05
SW	WINDOW	1.30 X 1.50
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 M/X 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 = 289.87 SQM
AS PER DOCUMENT = 289.87 SQM
AS PER PATTA = 289.87 SQM

FLOORS	F.S.I AREA IN SQ.M.	NON F.S.I AREA IN SQ.M.
GROUND FLOOR	112.46 SQM	14.30 SQ.M
FIRST FLOOR	125.41 SQM	-
TERRACE FLOOR		11.34 SQ.M
TOTAL FSI AREA	237.86 SQM	25.64 SQ.M

F.S.I = 237.86 SQM / 289.87 SQM = 0.820

PLOT COVERAGE = 125.41 SQM / 289.87 SQM = 43.26%

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

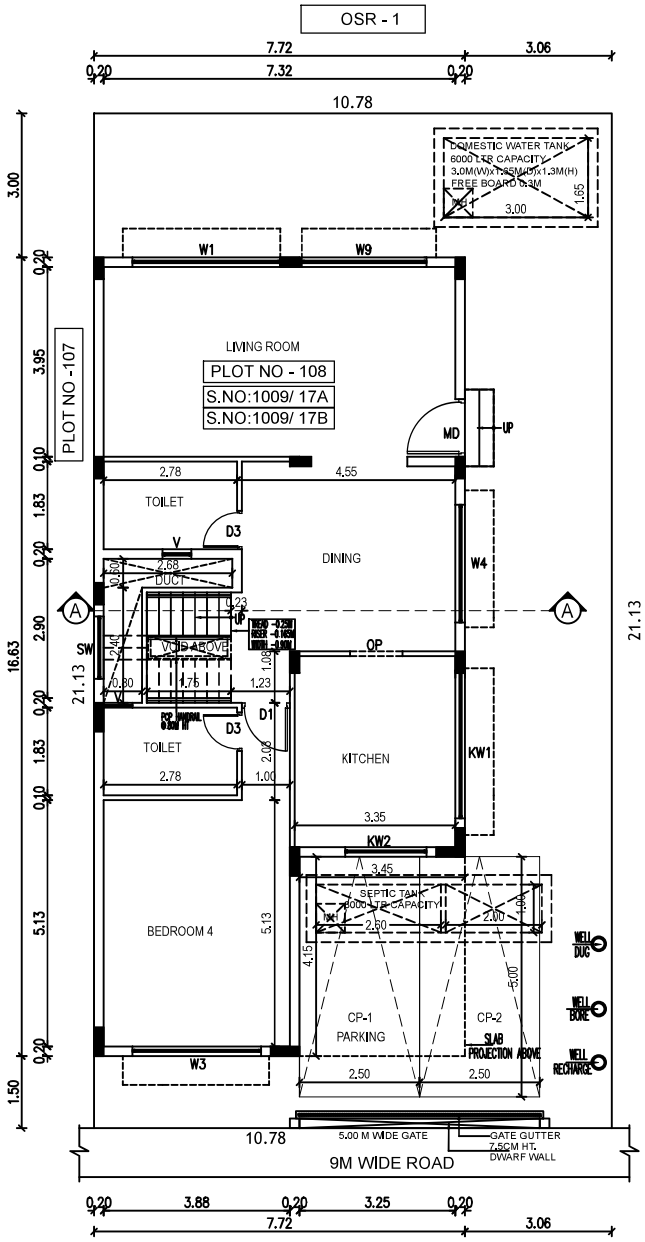
OWNER'S SIGNATURE

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

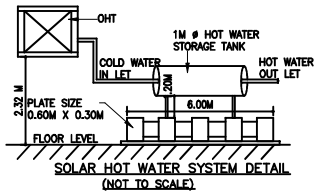
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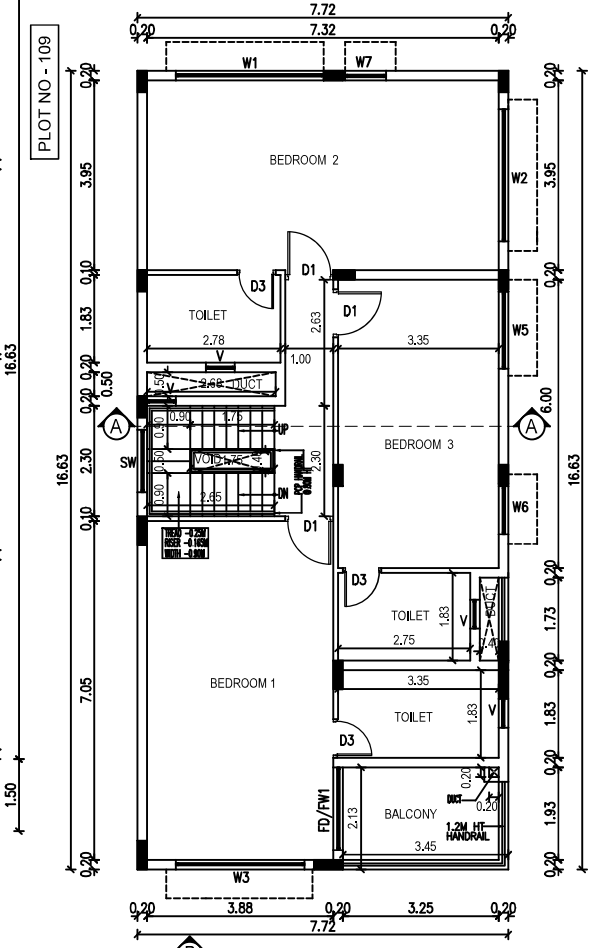
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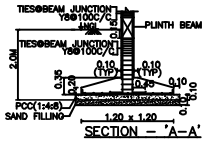
B SITE CUM GROUND FLOOR PLAN



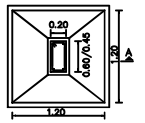
SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



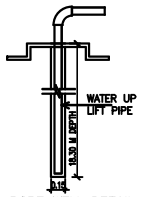
B FIRST FLOOR PLAN



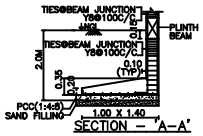
SECTION – 'A–A'



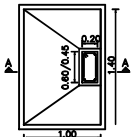
PLAN OF FOUNDATION
(NOT TO SCALE)



BORE WELL DETAIL
(NOT TO SCALE)



SECTION – 'A–A'



PLAN OF ECCENTRIC
FOUNDATION
(NOT TO SCALE)

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	1.725 X 2.10
OP	OPENING	1.10 X 2.10
W1	WINDOW	3.075 X 1.50
W2	WINDOW	2.75 X 1.50
W3	WINDOW	2.675 X 1.50
W4	WINDOW	2.45 X 1.50
W5	WINDOW	1.60 X 1.50
W6	WINDOW	1.00 X 1.50
W7	WINDOW	0.85 X 1.50
W8	WINDOW	0.925 X 1.50
W9	WINDOW	2.60 X 1.50
KW1	WINDOW	3.08 X 1.05
KW2	WINDOW	1.70 X 1.05
SW	WINDOW	1.30 X 1.50
V	VENTILATOR	0.60 X 1.00

DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:108, COMPRISED IN SURVEY NO:1009/ 17A & 1009/ 17B 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 = 227.62 SQM
AS PER DOCUMENT = 227.62 SQM
AS PER PATTA = 227.62 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	112.44 SQM	14.30 SQ.M
FIRST FLOOR	125.19 SQM	-
TERRACE FLOOR		11.54 SQ.M
TOTAL F.S.I AREA	237.63 SQM	25.84 SQ.M

F.S.I = 237.63 SQM / 227.62 SQM = 1.04
PLOT COVERAGE = 128.34 SQM / 227.62 SQM = 56.38%

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

N

SCALE 1:150

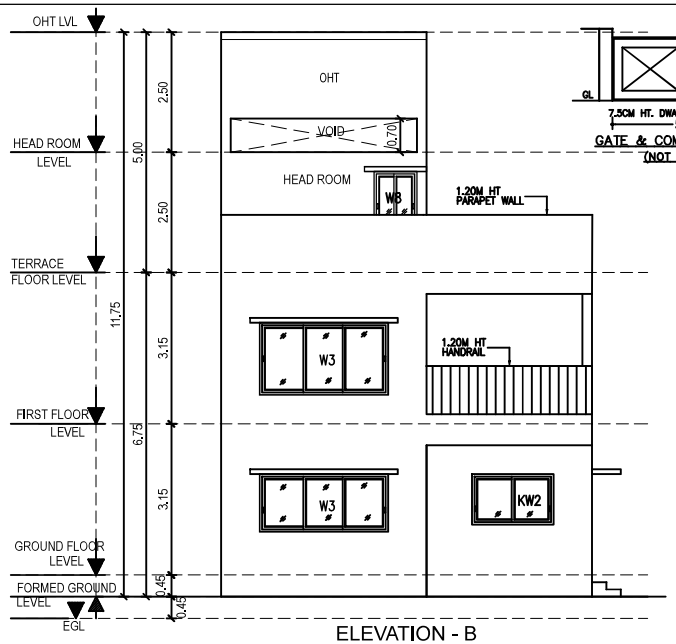
For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

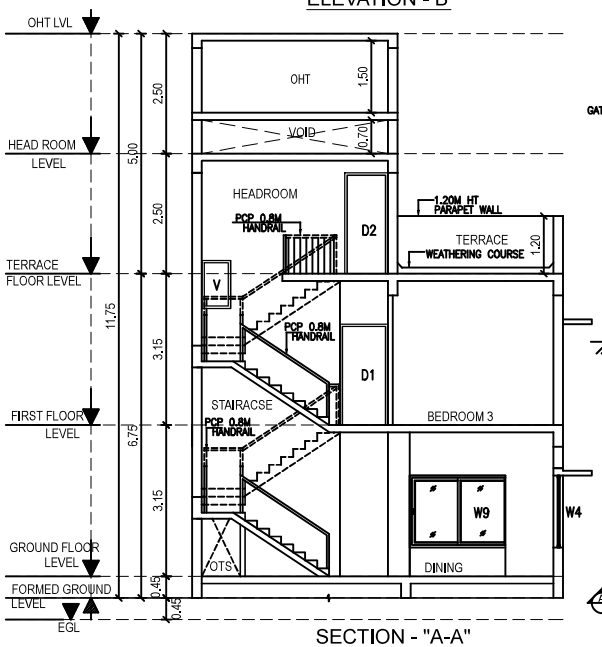
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
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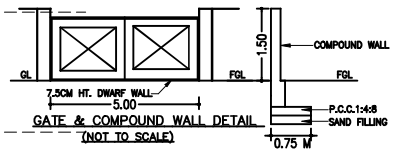
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ELEVATION - B

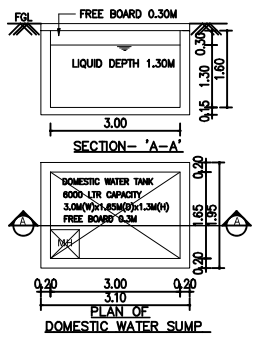


SECTION - "A-A"

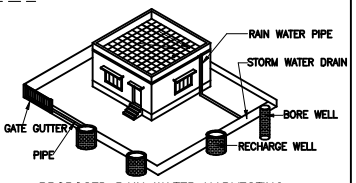


GATE & COMPOUND WALL DETAIL (NOT TO SCALE)

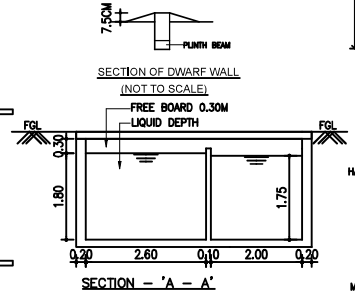
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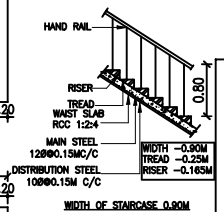
PLAN OF DOMESTIC WATER SUMP



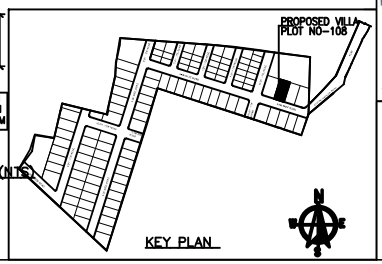
PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO: 3B

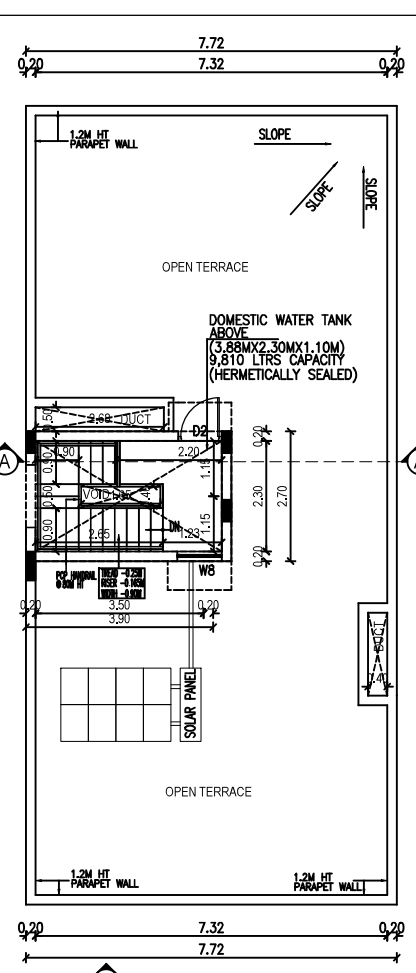


PLAN OF SEPTIC TANK



STAIR CASE DETAILS– (NTS)





B TERRACE FLOOR PLAN

DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:108, COMPRISED IN SURVEY NO:1009/ 17A & 1009/ 17B 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	

N

SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

OWNER'S SIGNATURE

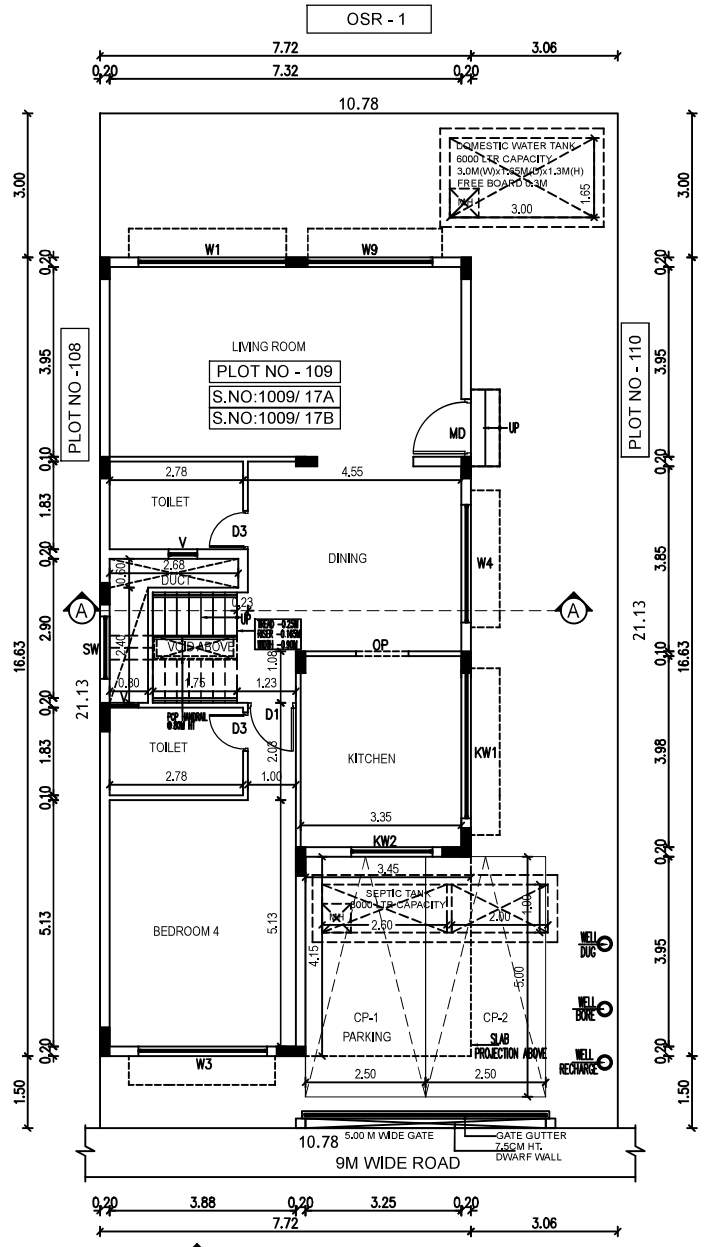
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/072/18-03-2019
DTCP Regd. No. CGLRGN/RA/Gr.I/2019/07/021
#12A, Roomscape "The Village" Pillaiyar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
Email: archilectlenin@yahoo.com

SIGNATURE OF ARCHITECT

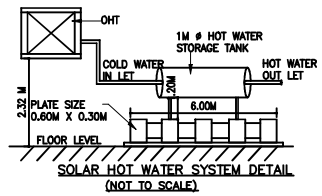
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Location: Chennai
Date: 2025.11.10 09:56:41

OSR - 1

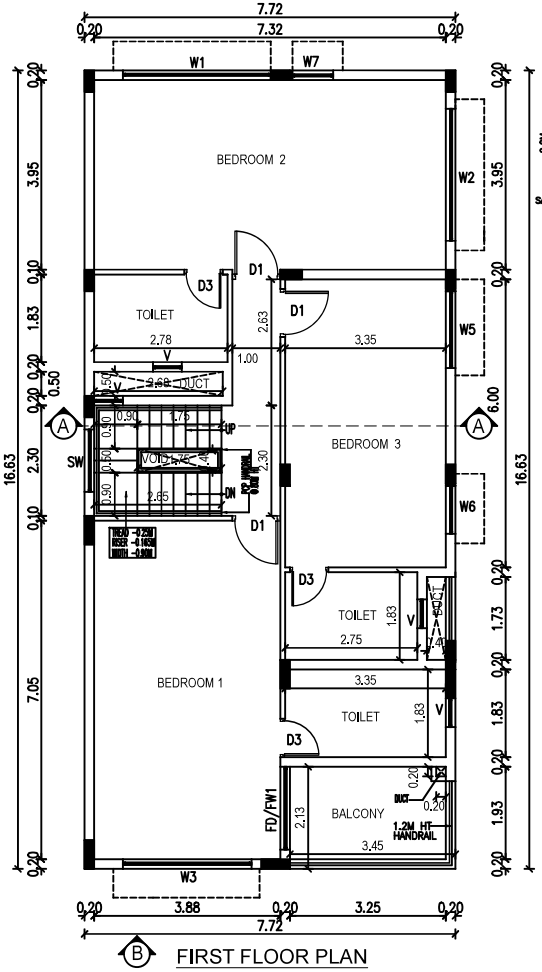
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ROC No: HR4H6TCQ/2025/2025/TCP,Dated:12/11/2025



B SITE CUM GROUND FLOOR PLAN

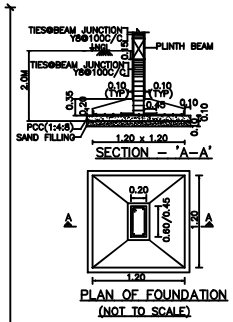


SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



B FIRST FLOOR 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	1,725 X 2,10
OP	OPENING	1,10 X 2,10
W1	WINDOW	3,075 X 1,50
W2	WINDOW	2,75 X 1,50
W3	WINDOW	2,675 X 1,50
W4	WINDOW	2,45 X 1,50
W5	WINDOW	1,60 X 1,50
W6	WINDOW	1,00 X 1,50
W7	WINDOW	0,85 X 1,50
W8	WINDOW	0,925 X 1,50
W9	WINDOW	2,60 X 1,50
KW1	WINDOW	3,08 X 1,05
KW2	WINDOW	1,70 X 1,05
SW	WINDOW	1,30 X 1,50
V	VENTILATOR	0,60 X 1,00



DRAWING TITLE	SHEET NO

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:109, COMPRISED IN SURVEY NO:1009/ 17A & 1009/ 17B 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 = 227.62 SQM
AS PER DOCUMENT = 227.62 SQM
AS PER PATTA = 227.62 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	112.44 SQM	14.30 SQ.M
FIRST FLOOR	125.19 SQM	-
TERRACE FLOOR		11.54 SQ.M
TOTAL F.S.I AREA	237.63 SQM	25.84 SQ.M

F.S.I = 237.63 SQM / 227.62 SQM = 1.04
PLOT COVERAGE = 128.34 SQM / 227.62 SQM = 56.38%

COLOUR INDEX

ROAD
PLOT BOUNDARY
PROPOSED

SCALE 1:150

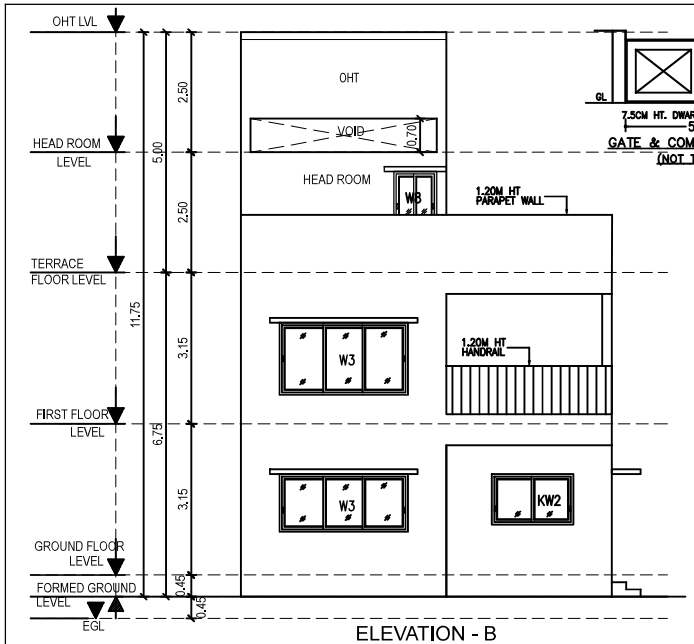
For CASA GRANDE AXIOM PRIVATE LIMITED

Authorised Signatory

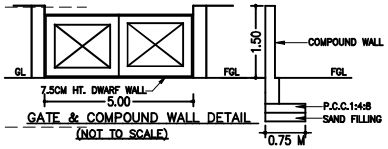
OWNER'S SIGNATURE

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
CMDA Regd. No. RA/Gr.I/19/03/07218-03-2019
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

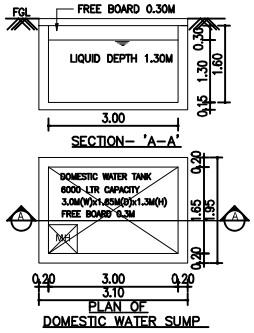


ELEVATION - B

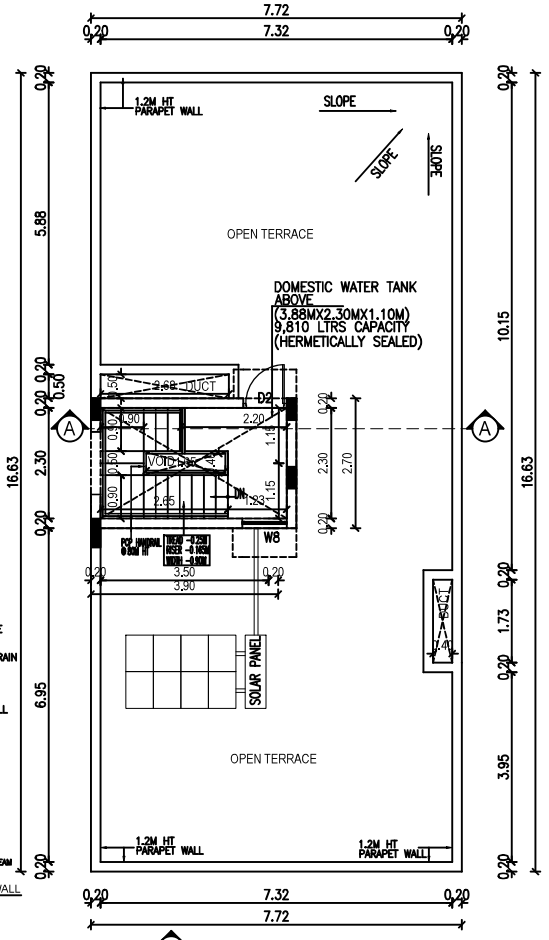


GATE & COMPOUND WALL DETAIL
(NOT TO SCALE)

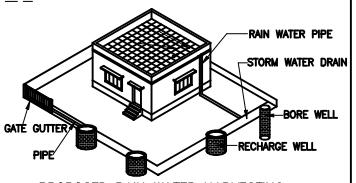
COMPOUND WALL SECTION



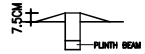
PLAN OF DOMESTIC WATER SUMP



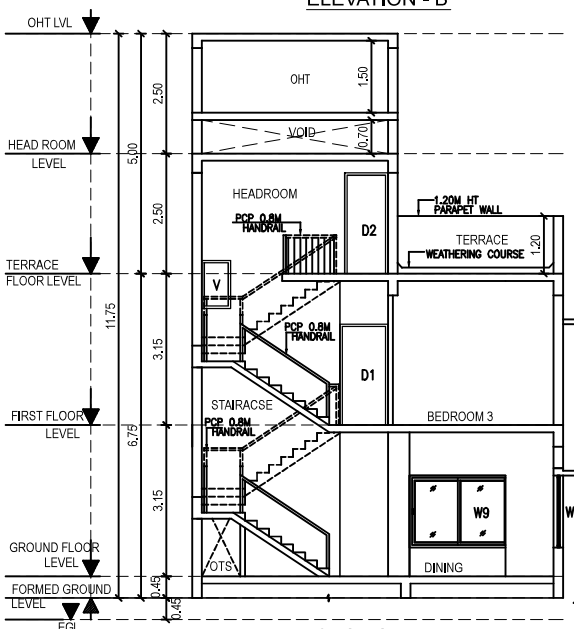
B TERRACE FLOOR PLAN



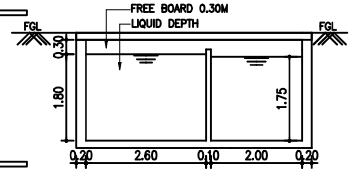
PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS
DRAWING NO: 3B



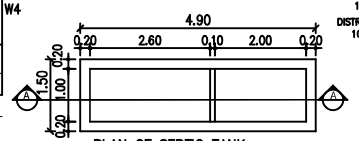
SECTION OF DWARF WALL
(NOT TO SCALE)



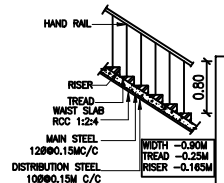
SECTION - "A-A"



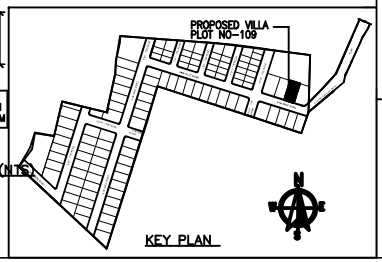
SECTION – 'A – A'



PLAN OF SEPTIC TANK



STAIR CASE DETAILS– (NTS)



KEY PLAN

DRAWING TITLE	SHEET NO
PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:109, COMPRISED IN SURVEY NO:1009/ 17A & 1009/ 17B 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	

N

SCALE 1:150

For CASA GRANDE AXIOM PRIVATE LIMITED

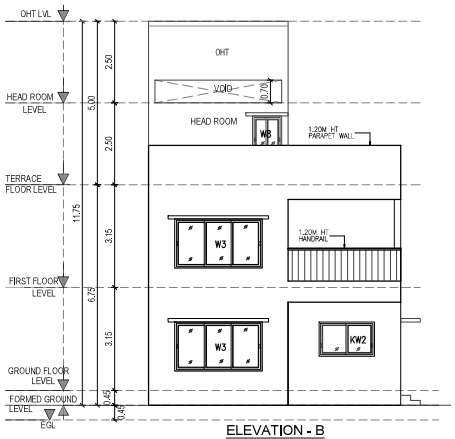
Authorised Signatory

OWNER'S SIGNATURE

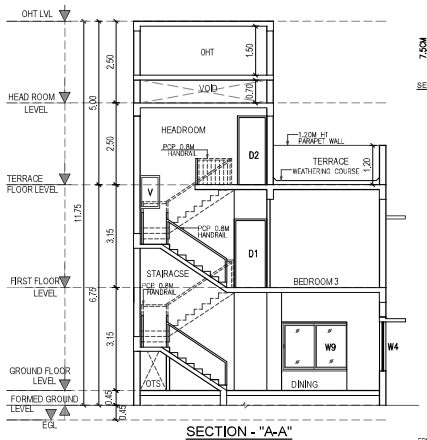
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#12A, Roomscape "The Village" Pillayar Kovil Street,
Thalambur, Chennai-600130. Ph: 75500 55541
email: roomsdesign@yahoo.com

SIGNATURE OF ARCHITECT

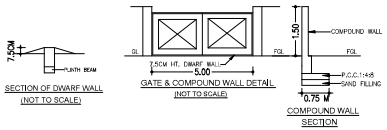
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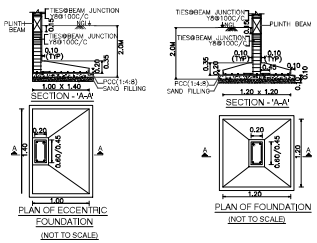


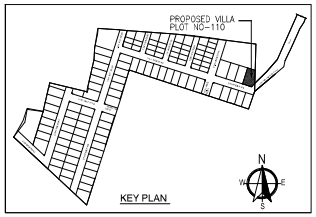
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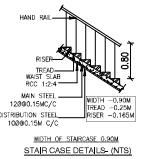


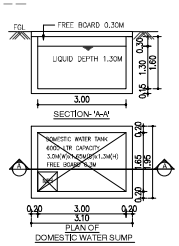
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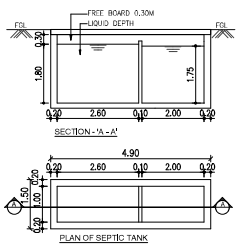


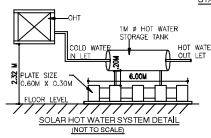


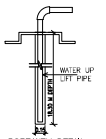


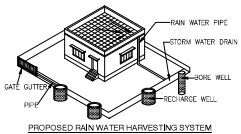


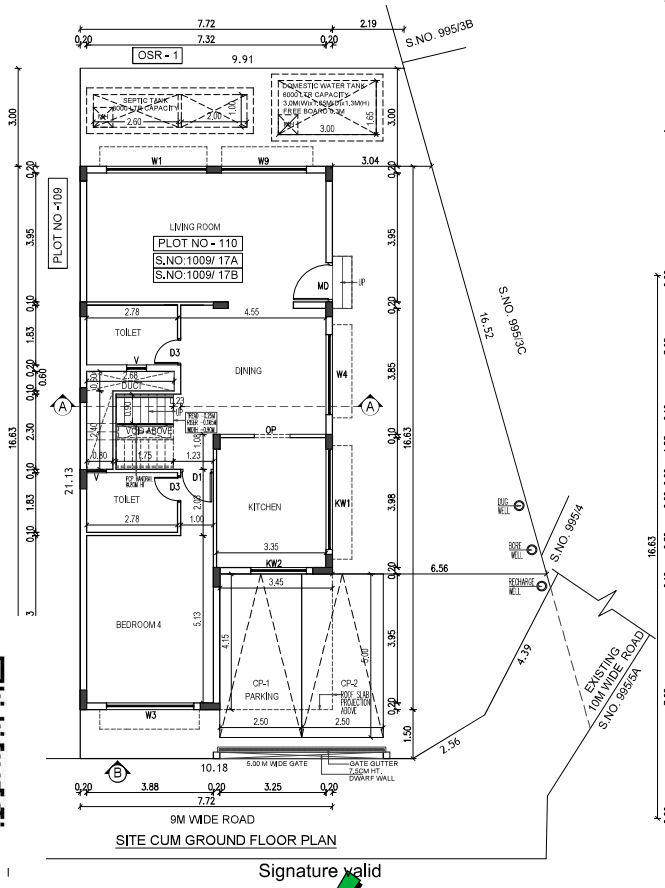




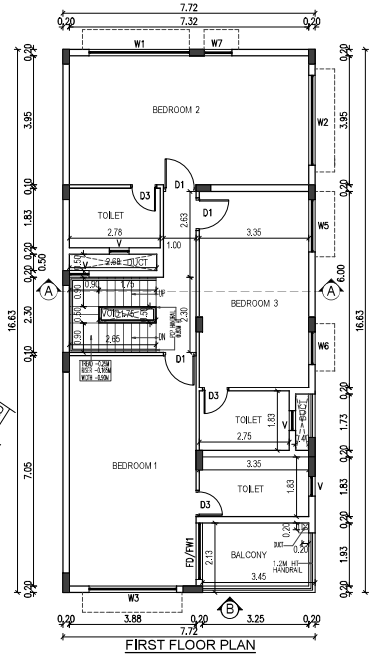




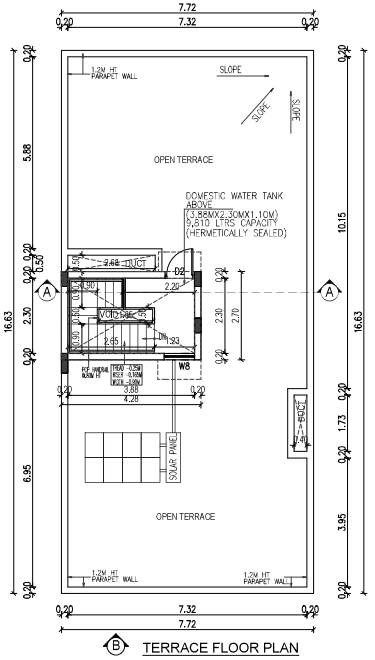




SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Signature valid

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2019.12.05 17:00:02

DRAWING TITLE

PLAN SHOWING THE PROPOSED RESIDENTIAL NON-HIGH RISE BUILDING CONSISTS OF GROUND+FIRST FLOOR AT PLOT NO:110, COMPRISED IN SURVEY NO:1009/ 17A & 1009/ 17B 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	0.90 X 2.10
D3	DOOR	0.80 X 2.10
FD/FW1	FRENCH DOOR/ WINDOW	1.725 X 2.10
OP	OPENING	1.10 X 2.10
W1	WINDOW	3.075 X 1.50
W2	WINDOW	2.75 X 1.50
W3	WINDOW	2.675 X 1.50
W4	WINDOW	2.45 X 1.50
W5	WINDOW	1.60 X 1.50
W6	WINDOW	1.00 X 1.50
W7	WINDOW	0.85 X 1.50
W8	WINDOW	0.925 X 1.50
W9	WINDOW	2.60 X 1.50
KW1	WINDOW	3.08 X 1.05
KW2	WINDOW	1.70 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 = 260.36 SQM
AS PER DOCUMENT = 260.36 SQM
AS PER PATTA = 260.36 SQM

FLOORS	F.S.I AREA IN SQ.M	NON F.S.I AREA IN SQ.M
GROUND FLOOR	112.44 SQM	14.30 SQ.M
FIRST FLOOR	125.19 SQM	-
TERRACE FLOOR		11.54 SQ.M
TOTAL F.S.I AREA	237.63 SQM	25.84 SQ.M

F.S.I = 237.63 SQM / 260.36 SQM = 0.91

PLOT COVERAGE = 128.35 SQM / 260.36 SQM = 49.29%

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

SIGNATURE OF ARCHITECT

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.