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RE REGULATORY RECORD

RERA Document

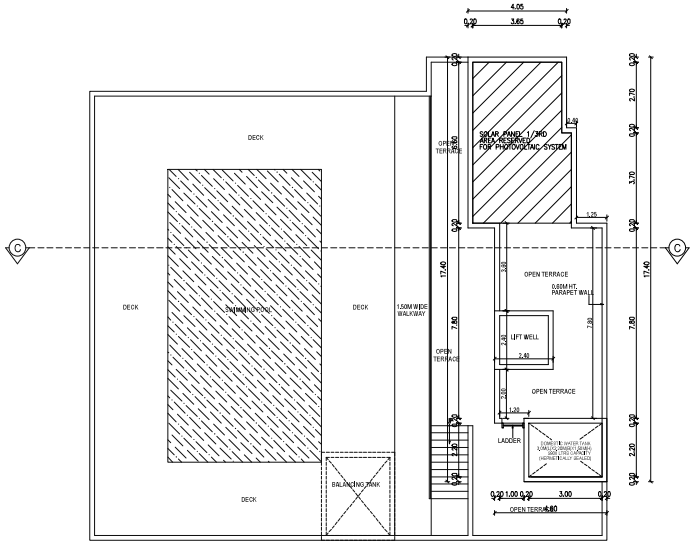
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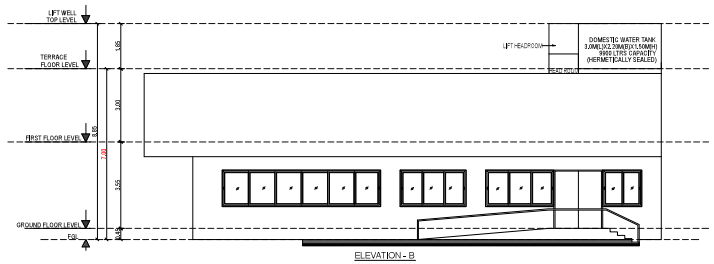
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OMR Thoraipakkam,
Chennai 600 097, India

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

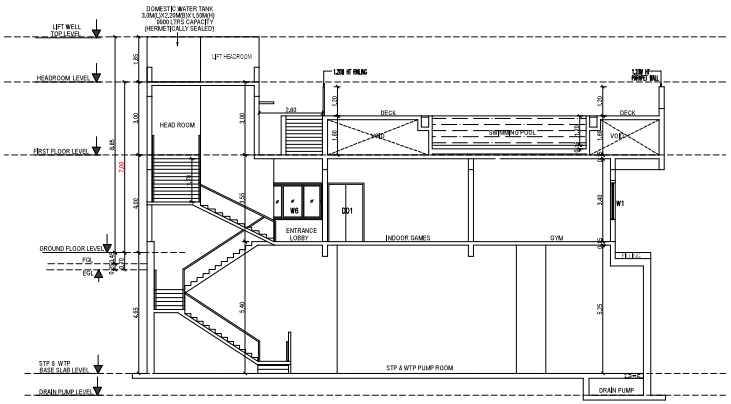
DIGITALLY VERIFIED RECORD



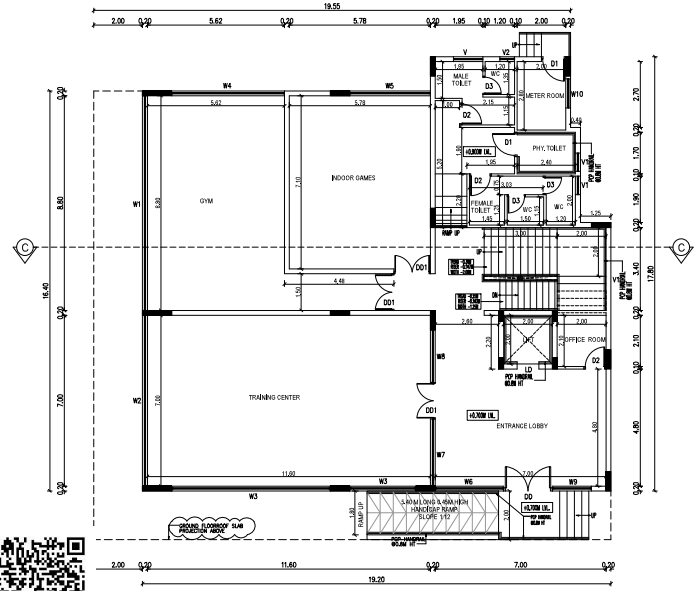
TERRACE FLOOR PLAN



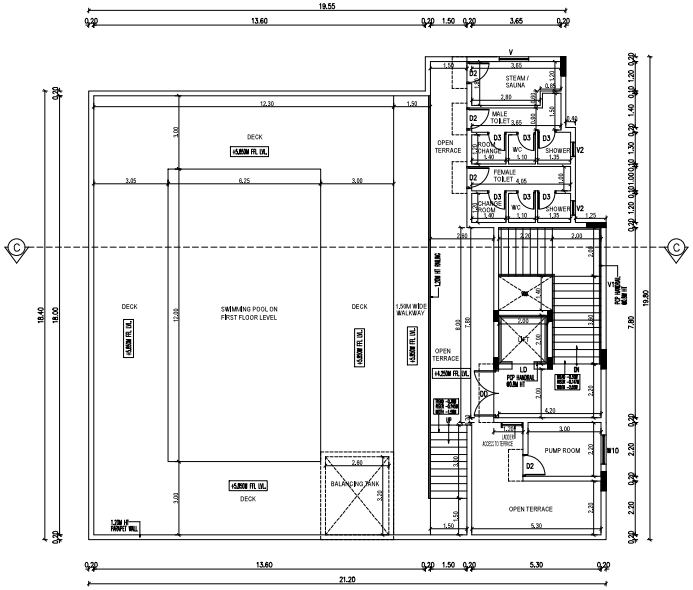
ELEVATION - B



SECTION - C-C



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
DD	MAIN DOOR	2.10 X 1.10
D01	DOOR	1.20 X 2.10
D1	DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.75 X 2.10
V1	WINDOW	0.90 X 1.50
V2	WINDOW	1.80 X 1.50
V3	WINDOW	0.90 X 1.50
V4	WINDOW	4.80 X 1.50
V5	WINDOW	3.30 X 1.50
V6	WINDOW	2.40 X 1.50
V7	WINDOW	2.75 X 1.65
V8	WINDOW	2.10 X 1.65
V9	WINDOW	1.65 X 0.75
V10	WINDOW	1.20 X 0.75
V	VENTILATOR	1.20 X 0.75
V1	VENTILATOR	0.75 X 0.75
V2	VENTILATOR	0.60 X 0.75

DRAWING TITLE

SHEET NO: 02 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AMENITY BLOCK TO RESIDENTIAL BUILDING CONSISTS OF GROUND FLOOR WITH SWIMMING POOL ON THE FIRST FLOOR LEVEL COMPRISED IN SURVEY NOS.1009/12A,1009/12B,1009/12C1 & 1009/13A3, IN DTCP APPROVED LAYOUT NO: L.P/MLPA NO. 289/2025 DATED:05.11.2025, 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.

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

W S E N

SCALE 1:100

Online Application No. SWP/BPA/719373/2025, dated : 04.12.2025
Road Gift Deed No.2801/2025 dated 29.10.2025

OWNER'S SIGNATURE

For CASA GRANDE AXIOM PRIVATE LIMITED

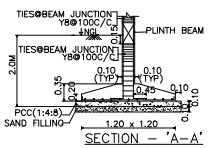
Authorised Signatory

SIGNATURE OF STRUCTURAL ENGINEER

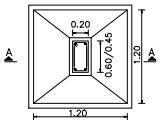
Rajpurohit Karansingh
StructuralEngineerGrade-I(SE)
RegNo:CMDASE/I/2024/G/0077

SIGNATURE OF ARCHITECT

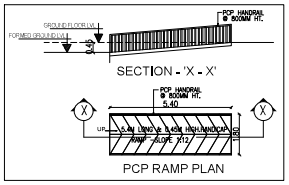
K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45680
#12A, Roomscape "The Village"
Pillaiyar Kovil Street, Tholambur,
Chennai - 600 130.
Ph: 75500 55541
Email: architectlenin@yahoo.com

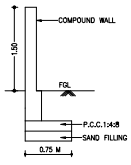


SECTION – 'A–A'

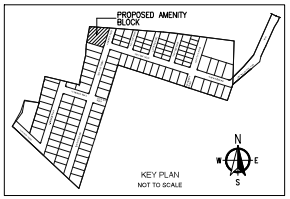


PLAN OF FOUNDATION
(NOT TO SCALE)





COMPOUND WALL
SECTION

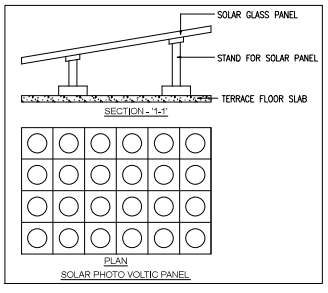


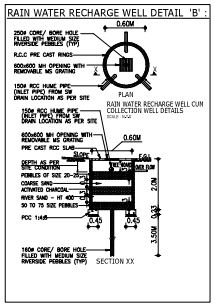
AREA STATEMENT				
AS PER PATTA		610.00		
	FLOOR NAME	FSI AREA IN Sq .m	Non FSI AREA IN Sq m	Total, Built up area IN Sq m
AMENITY TO RESIDENTIAL BUILDING	(STP & WTP PUMP ROOM)	205.52	152.1955	357.71
	GROUND FLOOR	315.13		315.13
	FIRST FLOOR	72.12		72.12
	TERRACE FLOOR			
	Sub Total	387.25		387.25
	GRAND TOTAL	592.77	152.20	744.96
	FSI ACHIVED		592.77 610.00	0.97
	PLOT COVERAGE		315.13 610.00	51.66%

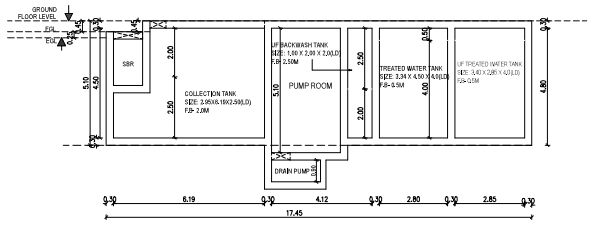
PARKING REQUIREMENT DETAILS			
PARKING CATEGORY	AREA IN SQ.M	CARS REQUIRED	
TOTAL AREA	387.25		
75% OF THE TOTAL AREA TAKEN FOR PARKING REQUIREMENT	290.438		
1 CAR FOR EVERY 75SQ.M		4	4
GRAND TOTAL			4
10% VISITOR'S PARKING			0
PHP PARKING (10% OF REQ.)			1
TOTAL REQUIRED PARKING			4

PARKING STATEMENT			
DESCRIPTION	REQUIRED		PROVIDED
CAR PARKING REQUIRED	3	4	2
PHP PARKING (10% OF REQ.)	1		1
10% VISITOR'S PARKING	0		0
TOTAL CAR PARKING	4		4

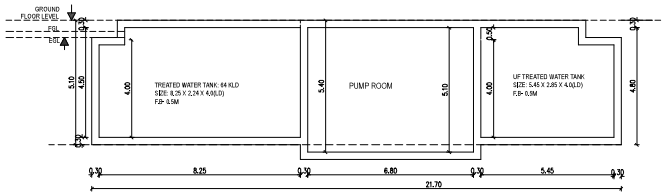
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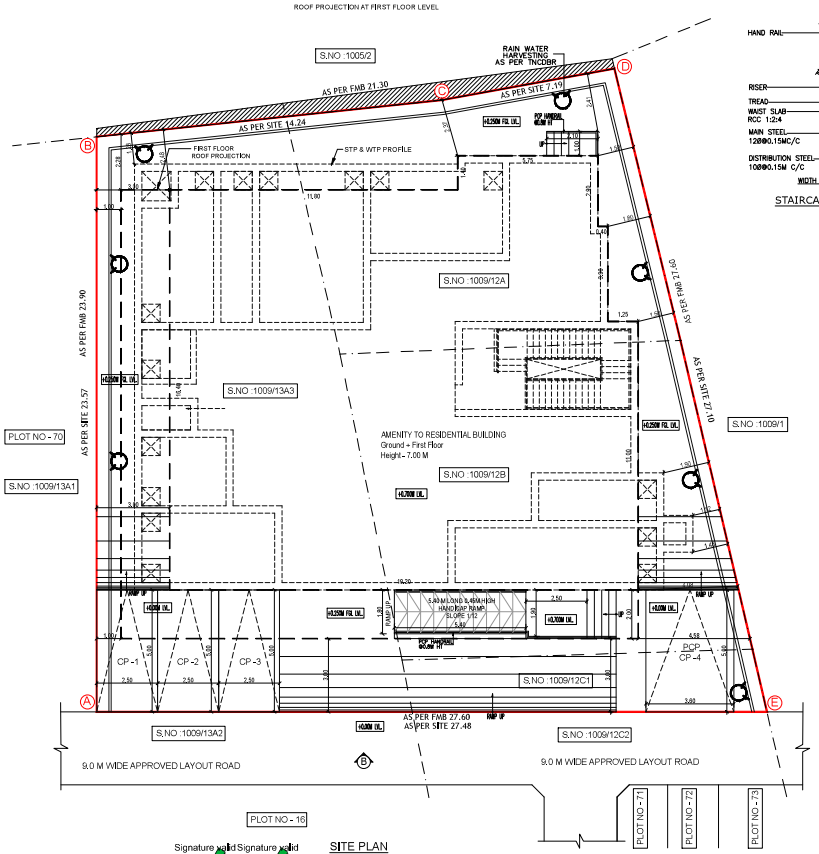


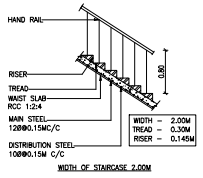


SECTION-(A-A)

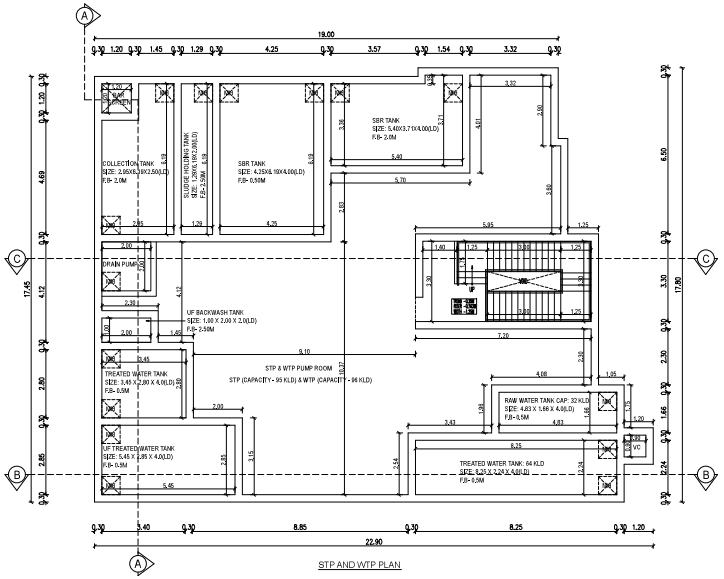


SECTION-(B-B)





STAIRCASE DETAILS- (NTS)



STP AND WTP PLAN

DRAWING TITLE | SHEET NO: 01 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AMENITY BLOCK TO RESIDENTIAL BUILDING CONSISTS OF GROUND FLOOR WITH SWIMMING POOL ON THE FIRST FLOOR LEVEL COMPRISED IN SURVEY NOS.1009/12A,1009/12B,1009/12C1 & 1009/13A3, IN DTCP APPROVED LAYOUT NO: L.P/MLPA NO. 289/2025 DATED:05.11.2025, OF THAIYUR B VILLAGE, THIRUPORUR TALUK , CHENGALPATTU DISTRICT.

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ALL DIMENSIONS ARE IN METER

COLOUR INDEX

ROAD

PLOT BOUNDARY

PROPOSED

W S E N

SCALE 1:100

Road Gift Deed No.2801/2025 dated 29.10.2025

OWNER'S SIGNATURE

For CASA GRANDE AXIOM PRIVATE LIMITED
Authorised Signatory

SIGNATURE OF STRUCTURAL ENGINEER

Rajpurohit Karansingh
StructuralEngineerGrade-I(SE)
RegNo:CMDASE/I/2024/G/0077

SIGNATURE OF ARCHITECT

K.P. LENIN, B.Arch.,
Registered Architect,
C.A. No. CA/2009/45689
#12A, Roomscape "Tire Village"
Pillaiyar Kovil Street, Thalambur,
Chennai - 600 130.
Ph: 75500 55541
Email: architectlenin@yahoo.com

BUILDING PLANNING PERMISSION
TAMILNADU SINGLE WINDOW PORTAL
ONLINE APPLICATION NO. SWP/BPA/19373/2025
SITE BOUNDARY POINTS SHOWN AS "A - E"
BUILDING PLANNING PERMISSION
NO.: SWP/B.P/M.L.P.A (CD-5) NO.05/2026

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.