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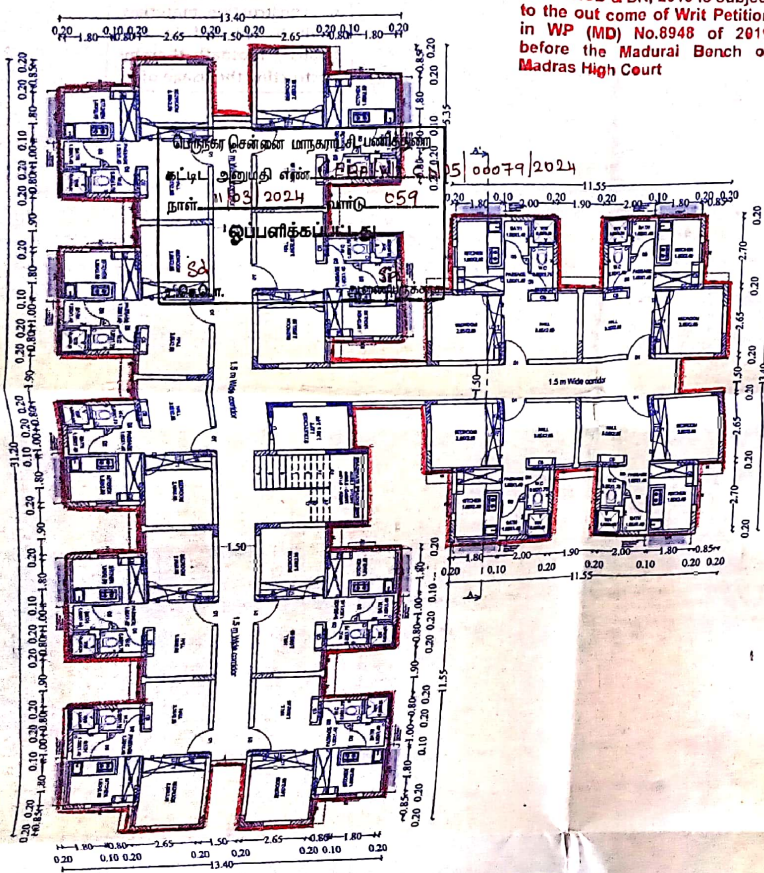
Official Property Record

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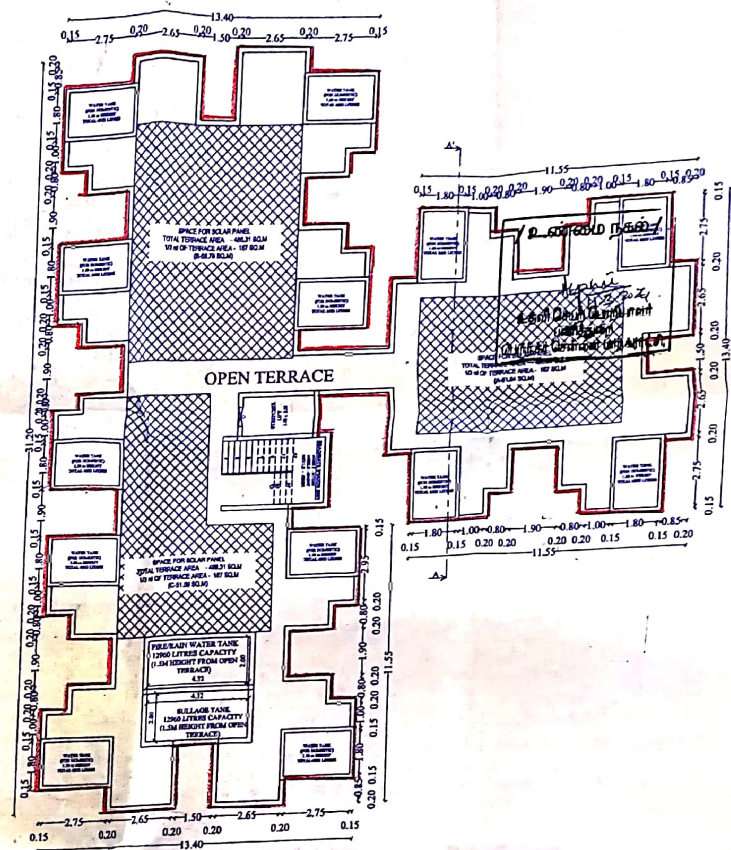


P.P.A approved by
C.M.D.A vide
Lr.No...../06/14/2023
Dated...../05/2023

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



TYPICAL FLOOR PLAN OF BLOCK A



TERRACE FLOOR PLAN OF BLOCK A

TAMIL NADU **URBAN HABITAT DEVELOPMENT BOARD** **SHEET NO : 0304**
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE BLOCK A STILT + 5 FLOORS RESIDENTIAL BUILDING WITH 65 DWELLING UNITS AND EXISTING BLOCK NO D GROUND FLOOR + 3 FLOORS RESIDENTIAL BUILDING WITH 32 DWELLING UNITS TOTALLY 97 DWELLING UNITS IN ELLISPURAM AT ELLISPURAM ROAD, TRIPPLICANE, CHENNAI COMPARED IN R.S.NO 14/1 PART, 14/5 & 14/11 IN BLOCK 1 AND R.S.NO 86/1 & 96 IN BLOCK 2 OF TRIPPLICANE VILLAGE WITHIN THE GREATER CHENNAI CORPORATION GCC DIVISION 93.

AREA DETAILS:

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.17 sq.m
COMMON AREA / UNIT	- 6.86 sq.m
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 31.31 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 25.43 sq.m
CARPET AREA / UNIT (PwD UNIT)	- 26.80 sq.m

SCHEDULE OF JOINERY PER TENEMENT

TYPE	DESCRIPTION	SIZE(M)
D1	MAIN DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.75 X 2.10
O	OPENING	0.90 X 2.10
W	WINDOW	0.80 X 1.60
W2	WINDOW	0.75 X 1.60
GW	GRILL WINDOW	1.70 X 1.20
KW	KITCHEN WINDOW	0.80 X 1.20
V	VENTILATOR	0.60 X 0.60

NOTE:
1. ALL DIMENSIONS ARE IN METER.

SCALE 1:100	PROJECT	ELLISPURAM
SIZE : A2	DWG. TITLE	BUILDING PLAN
TECHNICAL ASST.	TOWN PLANNING SPECIALIST	
ASST. PLANNER	ARCHITECT	
EXECUTIVE ENGINEER DIVISION-II T.N.U.H. CHENNAI	STRUCTURAL ENGINEER	
SENIOR PLANNER	CHIEF ENGINEER	

URBAN HABITAT DEVELOPMENT BOARD

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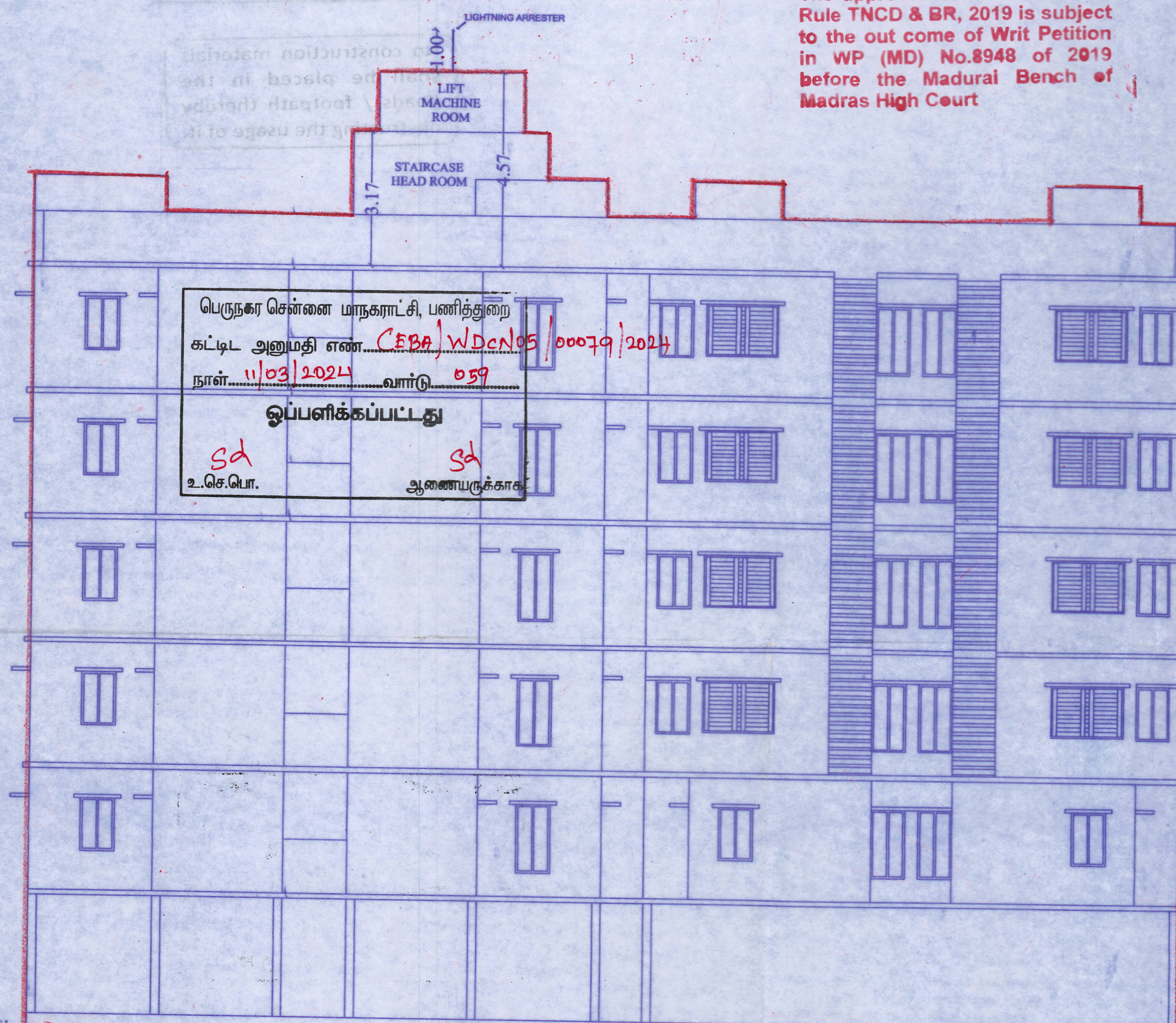
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SCALE 1:100	PROJECT	ELLISPURAM	N S
SIZE : A2	DWG. TITLE	BUILDING PLAN	

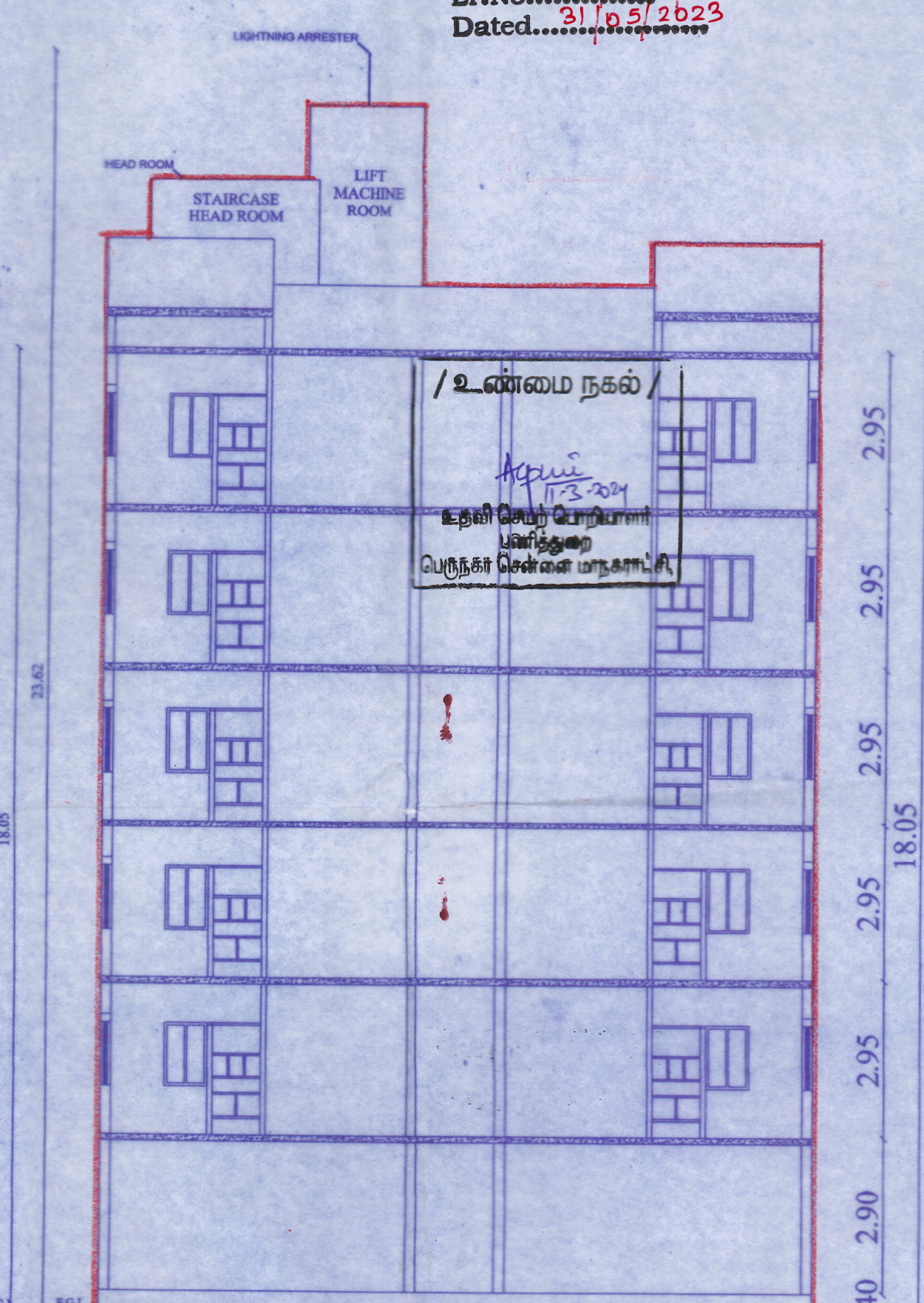
TECHNICAL ASST.	TOWN PLANNING SPECIALIST
ASST. PLANNER	ARCHITECT
EXECUTIVE ENGINEER DIVISION-II T.N.U.H.D.B. VYASAPODI/CHENNAI-600039	STRUCTURAL ENGINEER
SENIOR PLANNER	CHIEF ENGINEER

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P.P.A approved by
C.M.D.A vide
Lr.No...321/0614/2023
Dated...31/05/2023



ELEVATION



SECTION AA'

HABITAT DEVELOPMENT BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE BLOCK A STILT + 5 FLOORS RESIDENTIAL BUILDING WITH 65 DWELLING UNITS AND EXISTING BLOCK NO D GROUND FLOOR + 3 FLOORS RESIDENTIAL BUILDING WITH 32 DWELLING UNITS TOTALLY 97 DWELLING UNITS IN ELLISPURAM AT ELLISPURAM ROAD, TRIPLICANE, CHENNAI COMPARED IN R.S.NO 14/1 PART, 14/5 & 14/11 IN BLOCK 1 AND R.S.NO 86/1 & 96 IN BLOCK 2 OF TRIPLICANE VILLAGE WITHIN THE GREATER CHENNAI CORPORATION GCC DIVISION 93.

EXISTING ADOPTED T.D.No-

Description:
NO. OF FLOORS
PLINTH AREA / UNIT
NO. OF BLOCKS
NO. OF UNITS / BLOCK
TOTAL NO. OF TENEMENTS

08 Unit / Floor
G + 3
21.56 Sq.m
01 Nos.
[32 in 1]
= 32 Nos.

PROPOSED ADOPTED - T.D.No - 02/2023

Description:
NO. OF FLOORS
PLINTH AREA / UNIT
NO. OF BLOCKS
NO. OF UNITS / BLOCK
TOTAL NO. OF TENEMENTS

14 Unit / Floor
S + 5
38.17 Sq.m
01 Nos.
[65 in 1]
= 65 Nos.

AREA STATEMENT:

PLOT EXTENT - 1861.19-sq.m.
DENSITY - 521.22 units/Hect.
PLOT COVERAGE - 34.15%
FLOOR SPACE INDEX (FSI) - 1.707

LAND USE DETAILS

DESCRIPTION	AREA IN Hect.	% OF LAND	NOTATION
RESIDENTIAL	0.1556	83.62%	
PUBLIC PURPOSE	0.0119	6.39%	
ACCESSWAY/ PATHWAY	0.0186	9.99%	
TOTAL	0.1861	100.00 %	

NOTE:

1. ALL DIMENSIONS ARE IN METER.

SCALE 1:400	PROJECT	ELLISPURAM
SIZE : A2	DWG. TITLE	SITE PLAN

TECHNICAL ASST.

TOWN PLANNING SPECIALIST

ASST. PLANNER

ARCHITECT

EXECUTIVE ENGINEER
DIVISION-II T.N.U.H.D.B.
VYASAPURAM

STRUCTURAL ENGINEER

SENIOR PLANNER

CHIEF ENGINEER



KEY PLAN
NOT TO SCALE

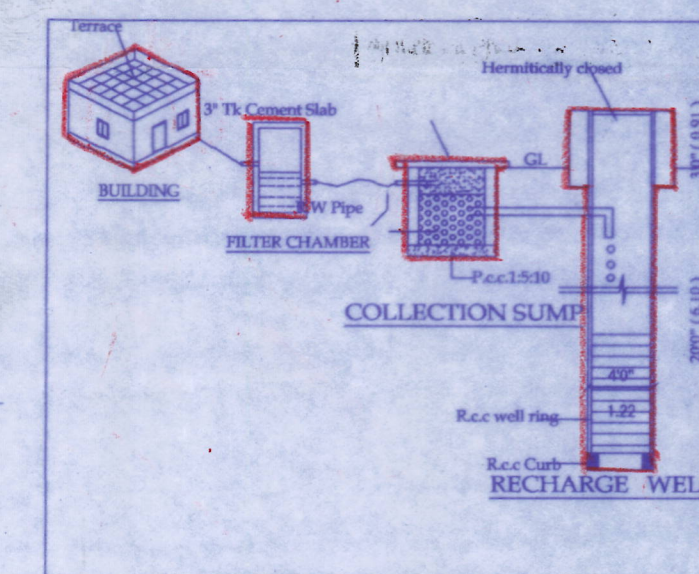
EXISTING BLOCK D

Floor	Number of Dwelling Units	FSI area
Ground floor	08	174.25 m ²
1 st Floor	08	174.25 m ²
2 nd Floor	08	174.25 m ²
3 rd Floor	08	174.25 m ²
TOTAL	32	697.00 m ²

PROPOSED BLOCK A

Floor	Number of Dwelling Units	FSI area
Stilt floor	PARKING	46.74 m ²
1 st Floor	13	490.24 m ²
2 nd Floor	13	486.04 m ²
3 rd Floor	13	486.04 m ²
4 th Floor	13	486.04 m ²
5 th Floor	13	486.04 m ²
TOTAL	65	2481.14 m ²
TOTAL AREA (BLOCK 1+2)	97	3178.14 m ²

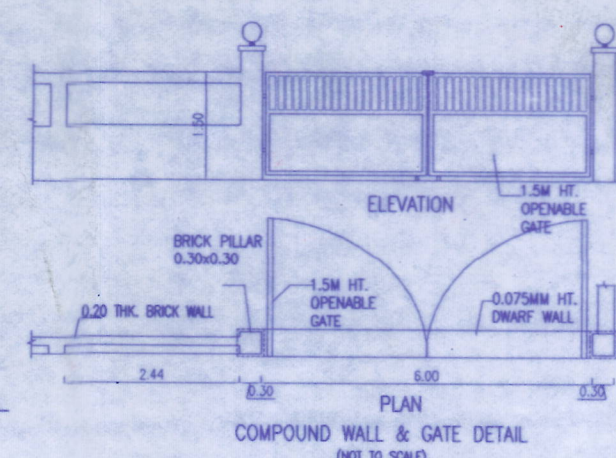
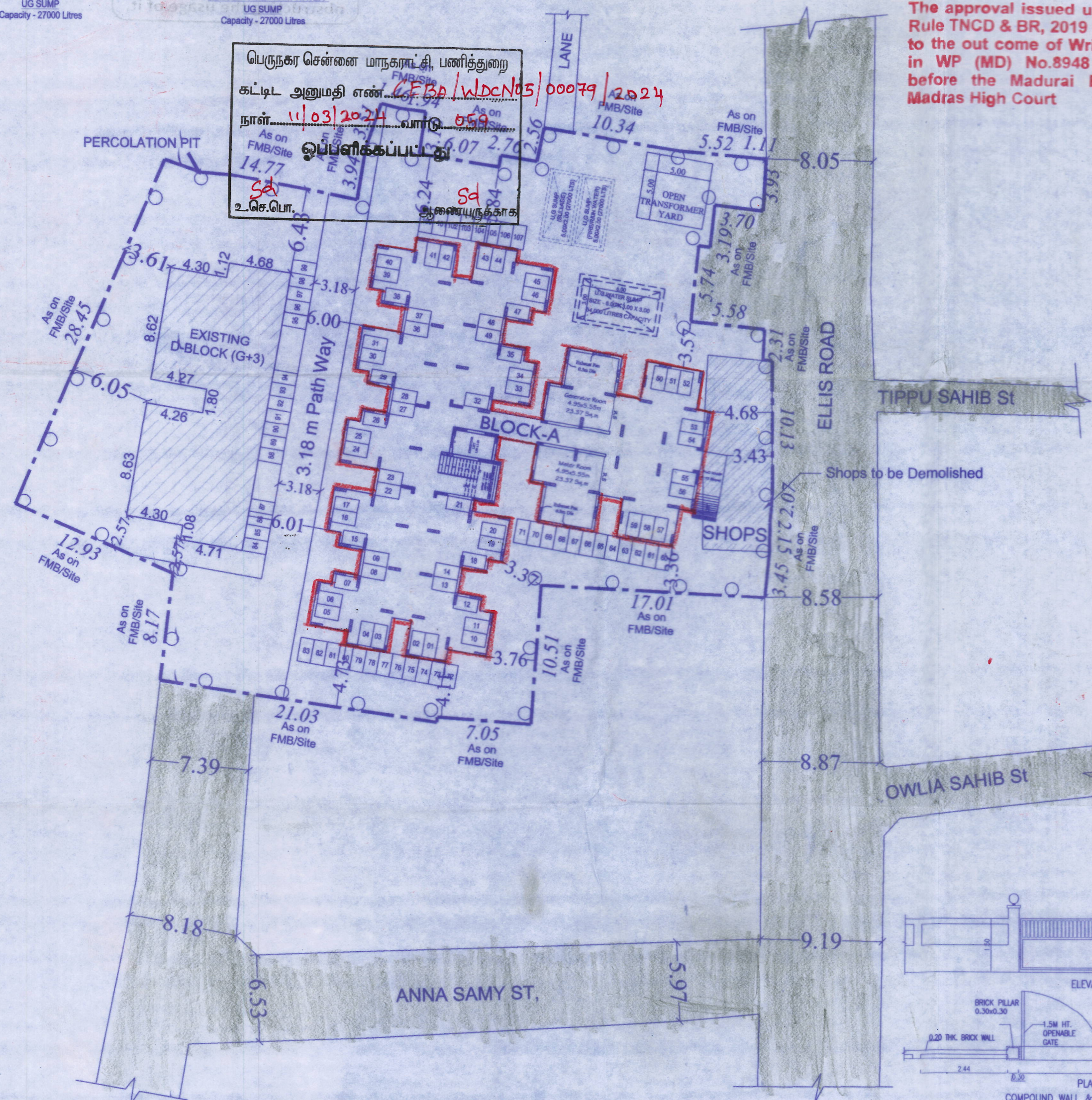
FSI (3178.14 / 1861.19) = 1.707



Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO:3A
(Not to Scale)

P.P.A. approved by
C.M.D.A vide
Lr.No. 3614/2023
Dated 31/05/2023

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URBAN HABITAT DEVELOPMENT BOARD

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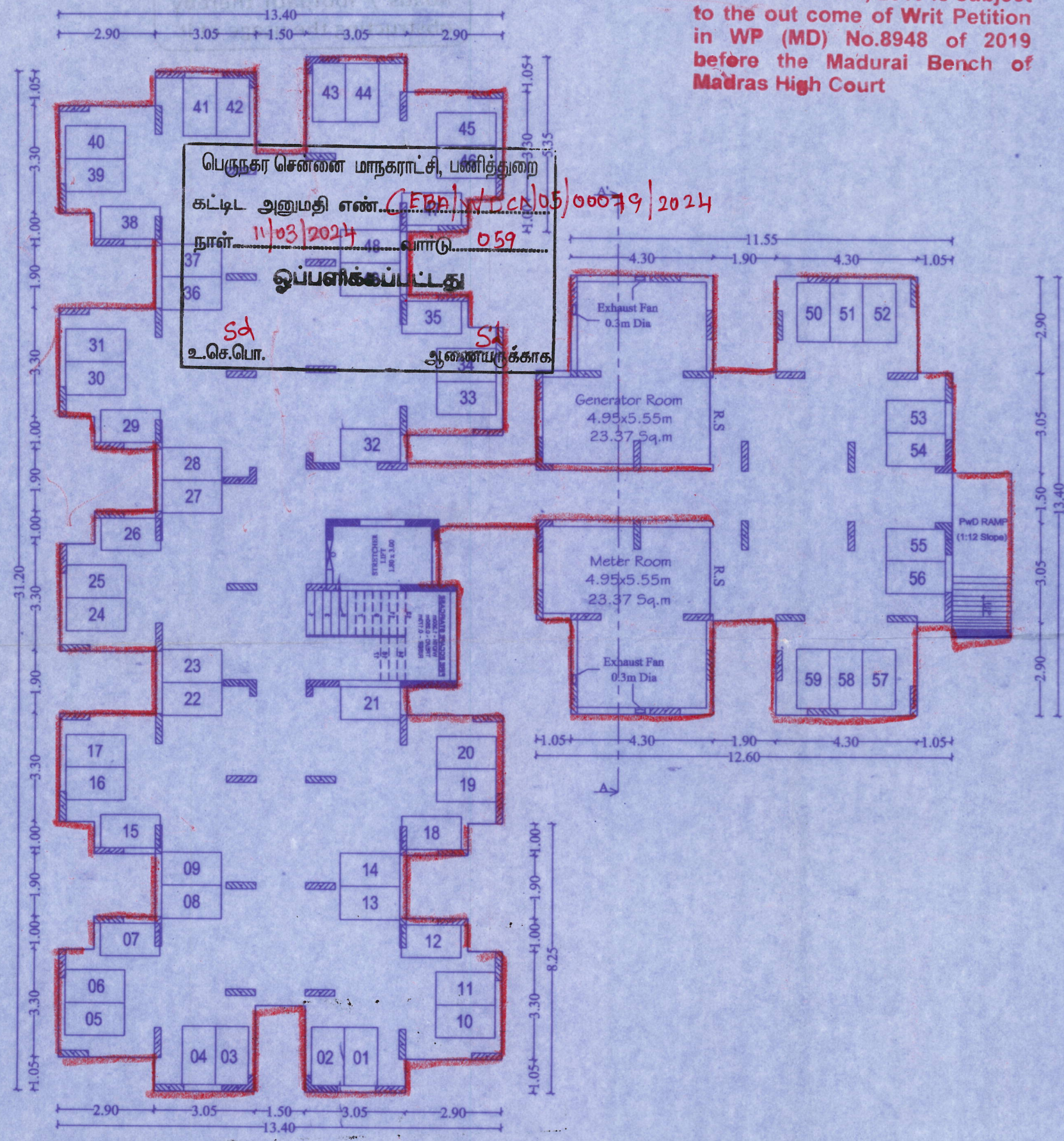
TECHNICAL ASST.	TOWN PLANNING SPECIALIST
ASST. PLANNER	ARCHITECT
EXECUTIVE ENGINEER DIVISION-ILT.N.U.H.D.B. CHENNAI-600 039	STRUCTURAL ENGINEER
SENIOR PLANNER	CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No...86/0614/2023
Dated...21/05/2023

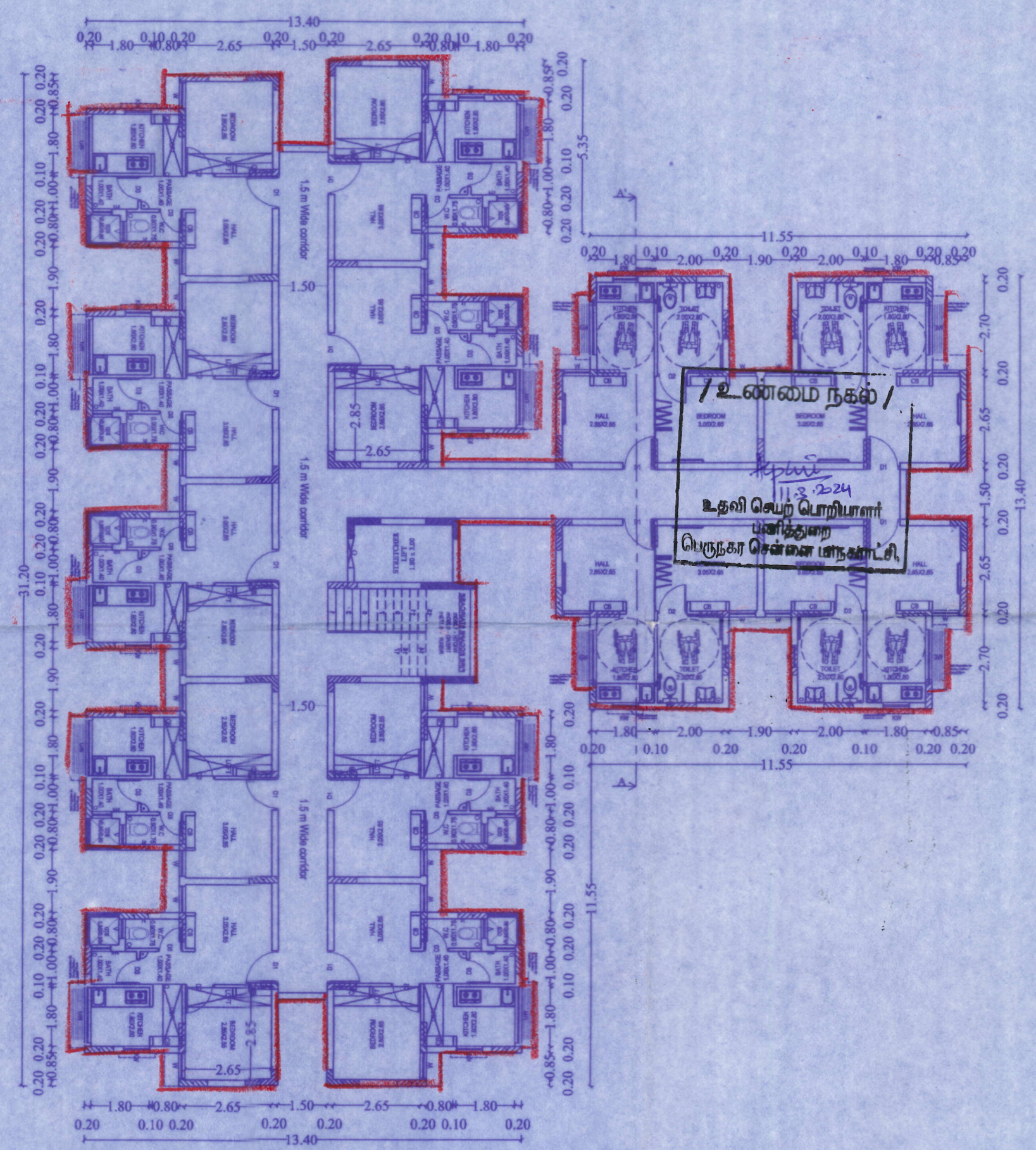
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பெருநகர் சென்னை மாநகராட்சி, பணிக்குறை
கட்டிட அனுமதி எண். (EPD) / 11/03/2024
நாள் 11/03/2024 வாடு 059
ஒப்பளிக்கப்பட்டது
சா. உசெ.பொ. ஆணையர்க்காக

/ உணமை நகல் /
11.3.2024
உதவி செயற்கொறிப்பாளர்
பணிக்குறை
பெருநகர் சென்னை மாநகராட்சி



STILT FLOOR PLAN OF BLOCK A



1st FLOOR PLAN OF BLOCK A



our services doesn't just end there



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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



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Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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