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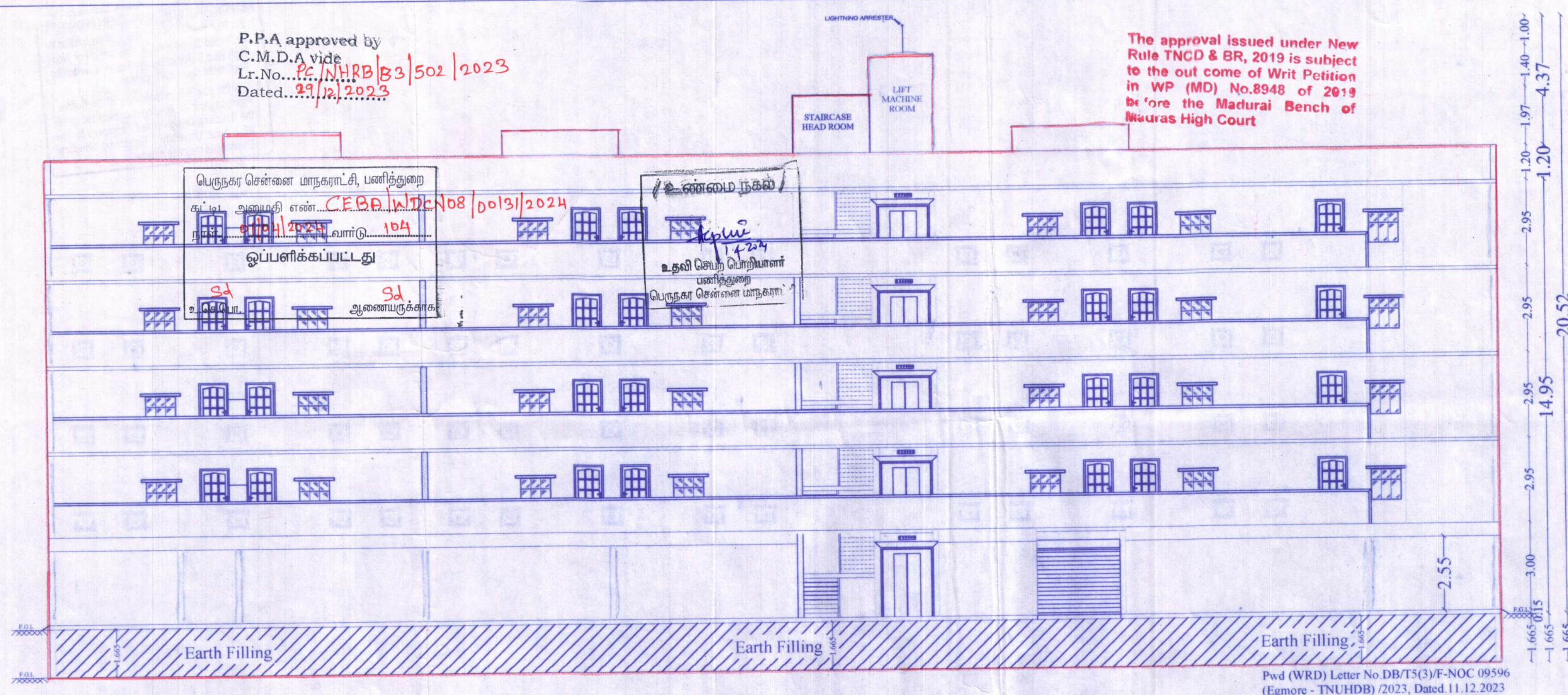
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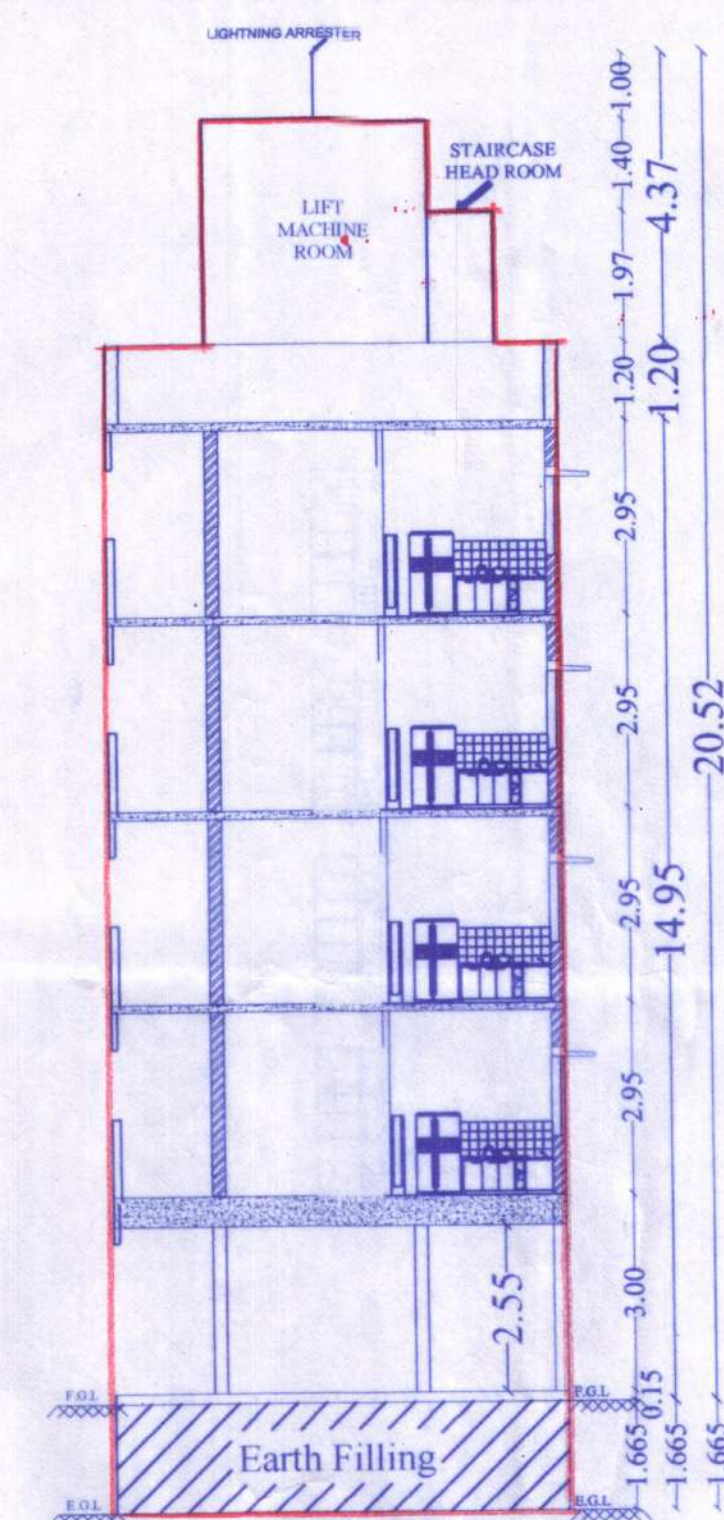
Official Property Record



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



Pwd (WRD) Letter No.DB/T5(3)/F-NOC 0959
(Egmore - TNUHDB) /2023, Dated.11.12.2023



Pwd (WRD) Letter
No.DB/T5(3)/F-NOC 09596
(Egmore - TNUHDB) /2023
Dated.11.12.2023
SECTION AA'

T.D.NO.91/2022
(BLOCK NO. 02)
(STILT+4 FLOORS)
(07 DWELLING UNIT / FLOOR)
[28 DWELLING UNIT/BLOCK]

PLANNING CLEARANCE FOR THE PROPOSED GROUP DEVELOPMENT OF BLOCK 1: STILT FLOOR +4 FLOORS (HEIGHT - 14.95 m) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS AND BLOCK 2: STILT FLOOR +4 FLOORS (HEIGHT - 14.95 m) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS TOTALLY 68 AFFORDABLE HOUSING AT APPASAMY MUDALAI 6th CROSS STREET, EGMORE, CHENNAI, COMPRISED IN R.S.NO. 352/2, BLOCK NO 19 OF EGMORE VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 40.01 sq.m
COMMON AREA / UNIT	- 11.33 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 28.68 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 24.26 sq.m

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	1.20 X 1.20
KW	KITCHEN WINDOW	1.00 X 1.20
W1	WINDOW	1.05 X 1.20
V	VENTILATOR	0.60 X 0.60

SCALE.	PROJECT	APPASWAMY MUDALI STRET	
1:100			
SIZE	DWG. TITLE	BUILDING PLAN	
A0			

Bakya Babu
B. SATHIYA PRABA
 PLANNING ASSISTANT
 Registration No: RE/GR-1/19/09/293
 Registered Engineer Grade-I (RE)
 Tamil Nadu Urban Habitat Development Board
 Chinnaraj Salai, Chennai-600 005.

Executive Engineer
TNUHDB Division-IV
Chennai - 600 018


U. MANIMEKALAI, M.A., MTP., AITP.,
SENIOR PLANNER
 Tamil Nadu Urban Habitat Development Board
 5, Kamarajar Salai, Chennai-600 005.

T.D.NO.90/2022
(BLOCK NO. 01)
(STILT+4 FLOORS)
(10 DWELLING UNIT / FLOOR)
[40 DWELLING UNIT/BLOCK]

PLANNING CLEARANCE FOR THE PROPOSED GROUP DEVELOPMENT OF BLOCK 1: STILT FLOOR +4 FLOORS (HEIGHT - 14.95 m) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS AND BLOCK 2: STILT FLOOR +4 FLOORS (HEIGHT - 14.95 m) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS TOTALLY 68 AFFORDABLE HOUSING AT APPASAMY MUDALAI 6th CROSS STREET, EGMORE, CHENNAI, COMPRISED IN R.S.NO. 352/2, BLOCK NO 19 OF EGMORE VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

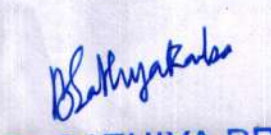
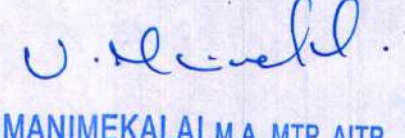
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 39.30 sq.m
COMMON AREA / UNIT	- 9.28 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 30.02 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 25.02 sq.m

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	1.00 X 2.10
W	WINDOW	1.20 X 1.20
KW	KITCHEN WINDOW	1.00 X 1.20
V	VENTILATOR	0.60 X 0.60

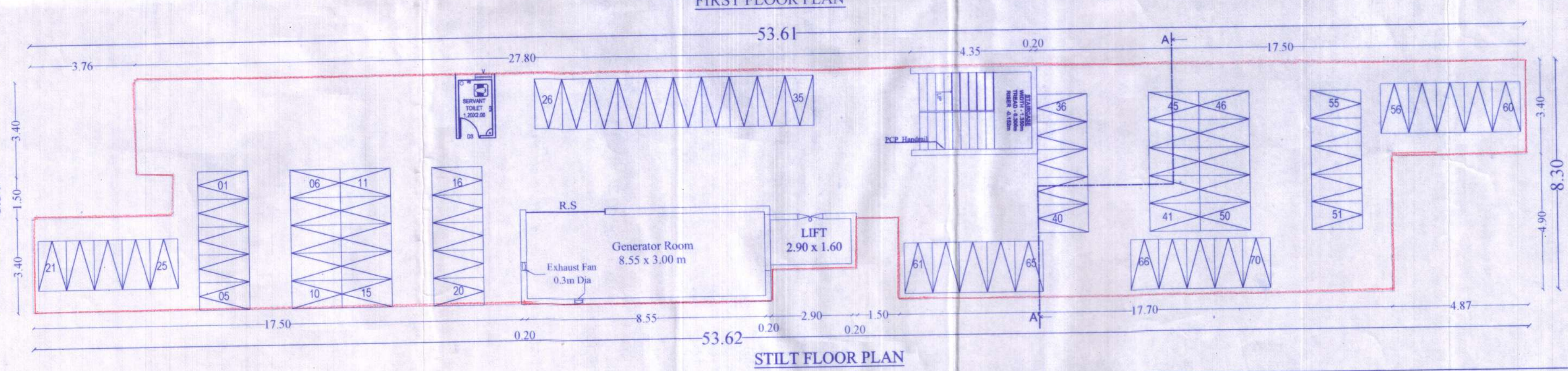
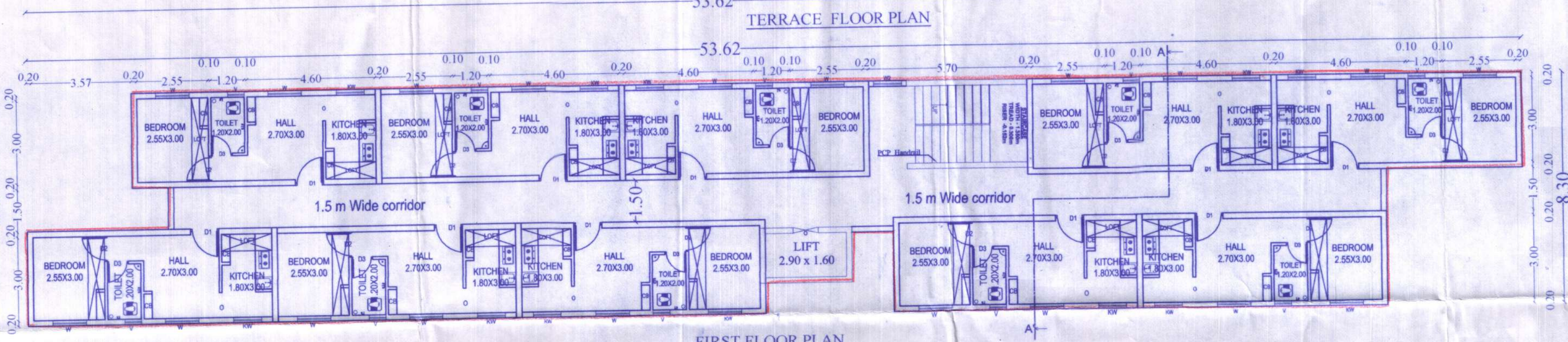
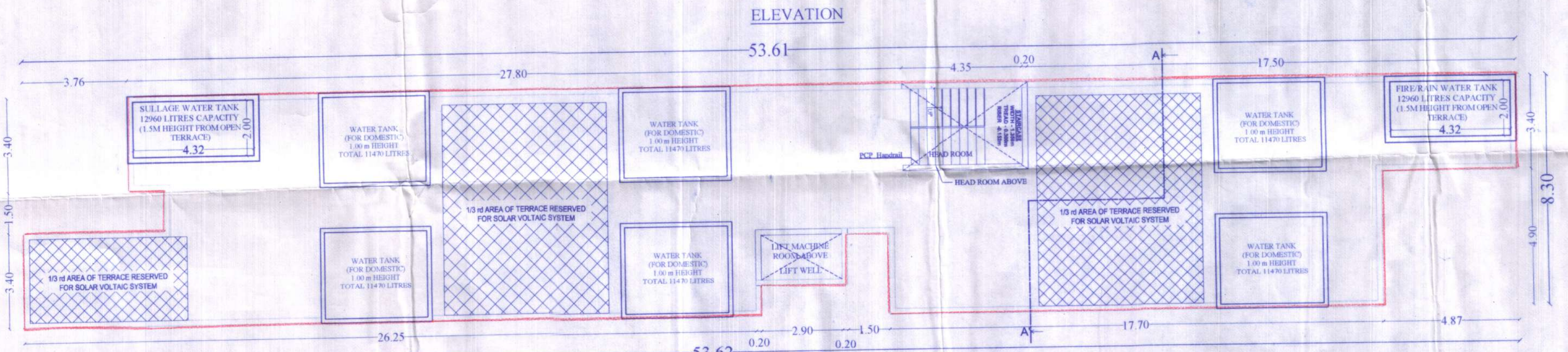
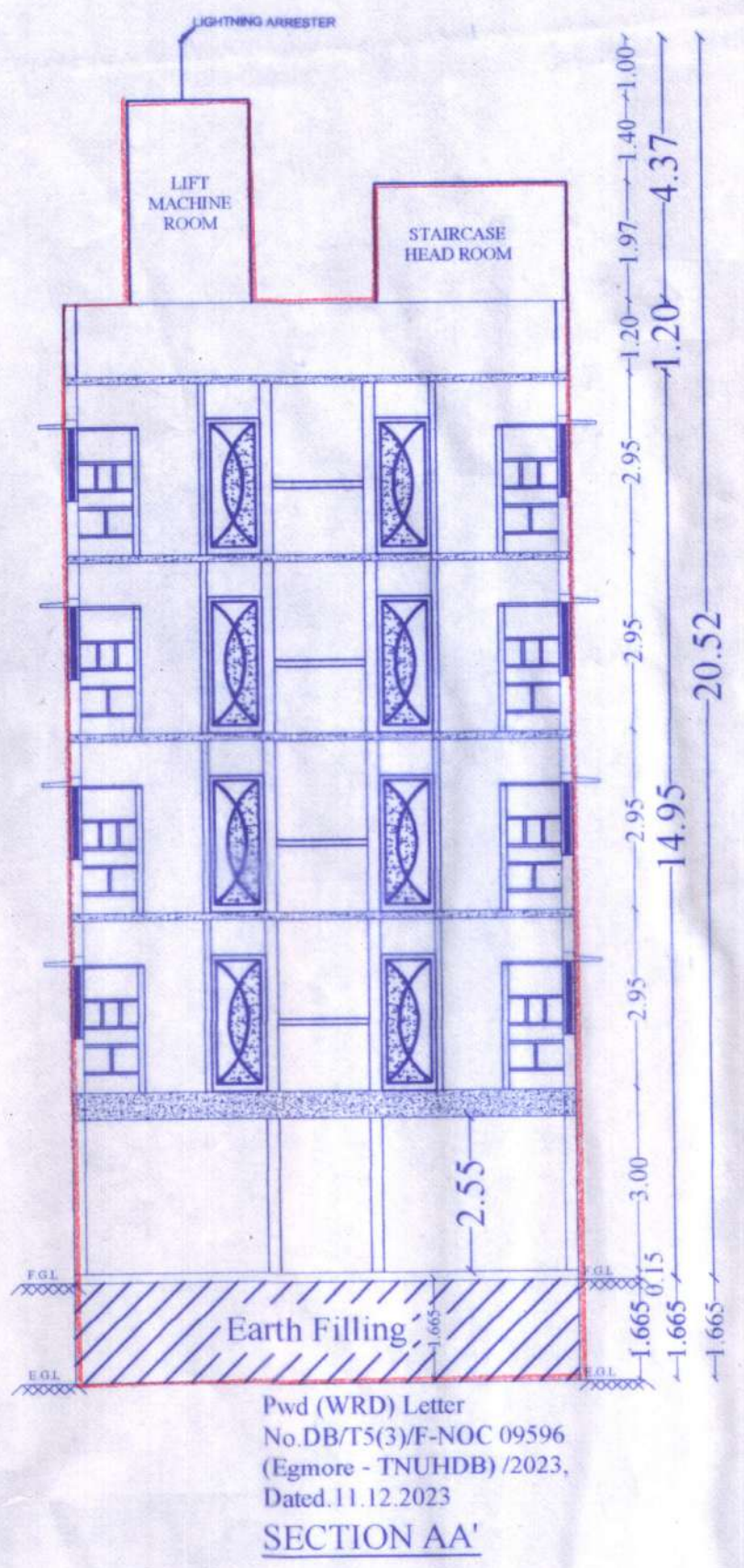
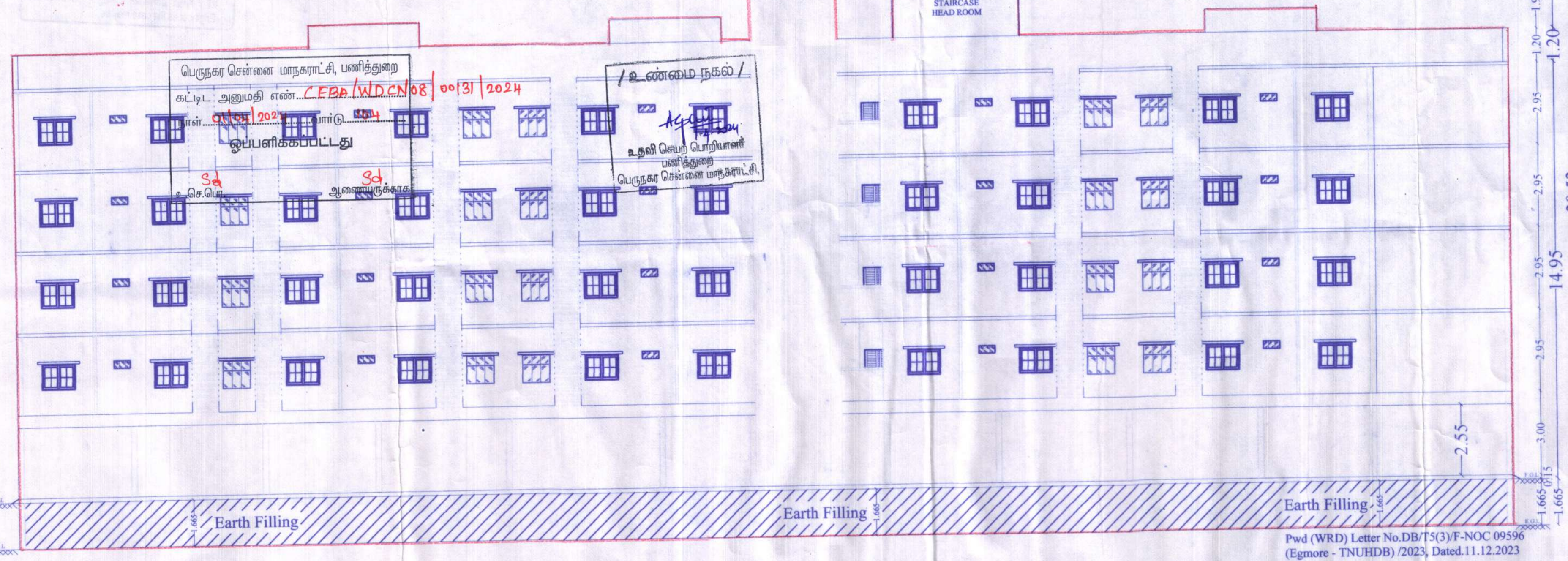
NOTE: 1. ALL DIMENSIONS ARE IN METER.

SCALE	PROJECT	APPASWAMY MUDALI STRET
1:100		
SIZE	DWG. TITLE	BUILDING PLAN
A0		

TECHNICAL ASST.	TOWN PLANNING SPL
 B. SATHYA PRABA PLANNING ASSISTANT Registration No: RE/GR-1/19/09/293 Registered Engineer Grade-1 (RE) Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.	ASSISTANT PLANNER
STRUCTURAL ENGINEER	EXECUTIVE ENGINEER
SENIOR PLANNER	 U. MANIMEKALAI, M.A., MTP, AITP, SENIOR PLANNER Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. CHIEF ENGINEER

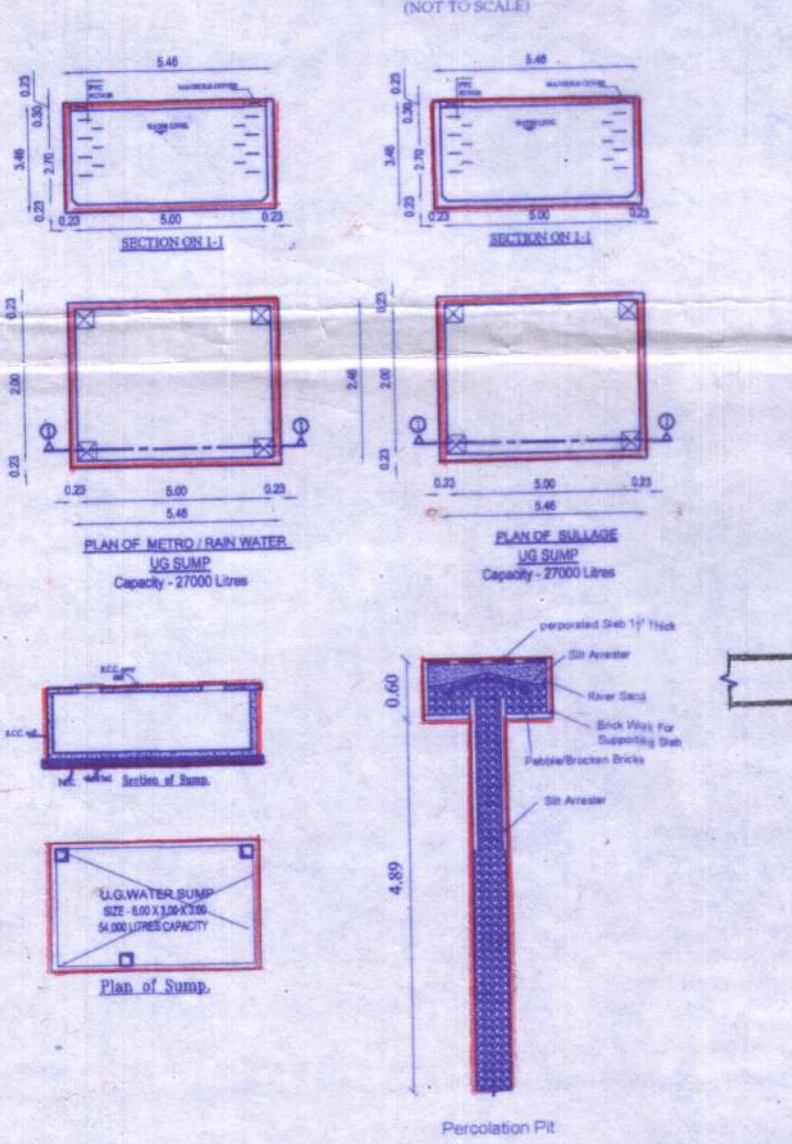
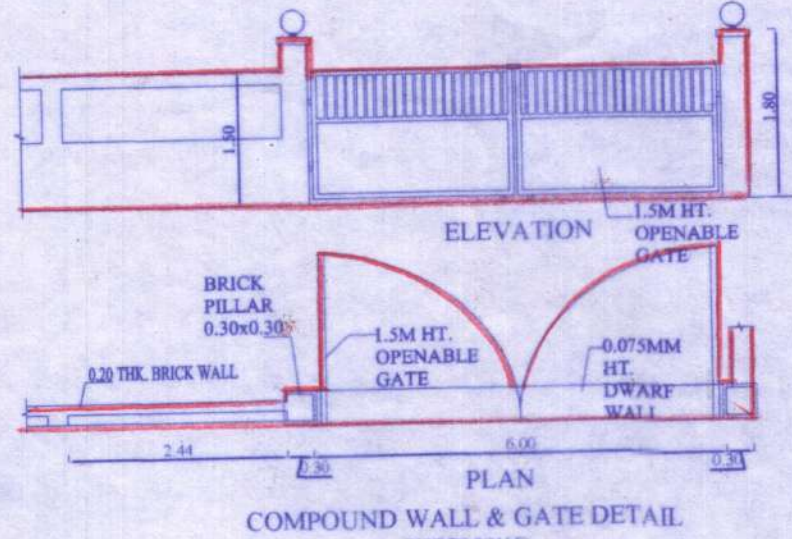
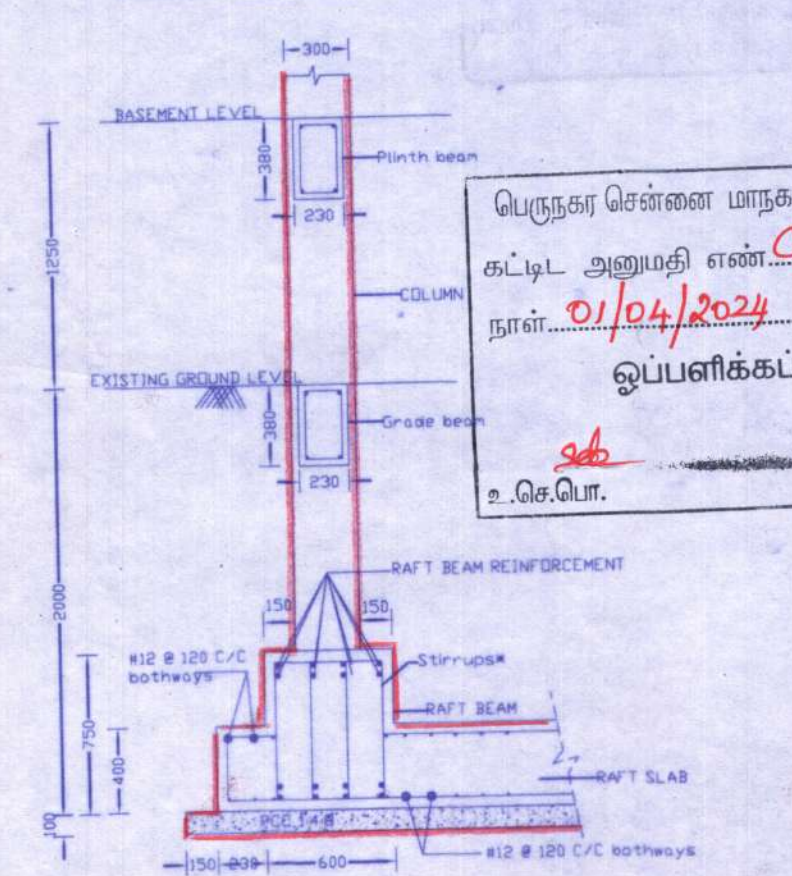
P.P.A approved by
C.M.D.A vide
Lr.No. 29/12/2023
Dated...29/12/2023

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

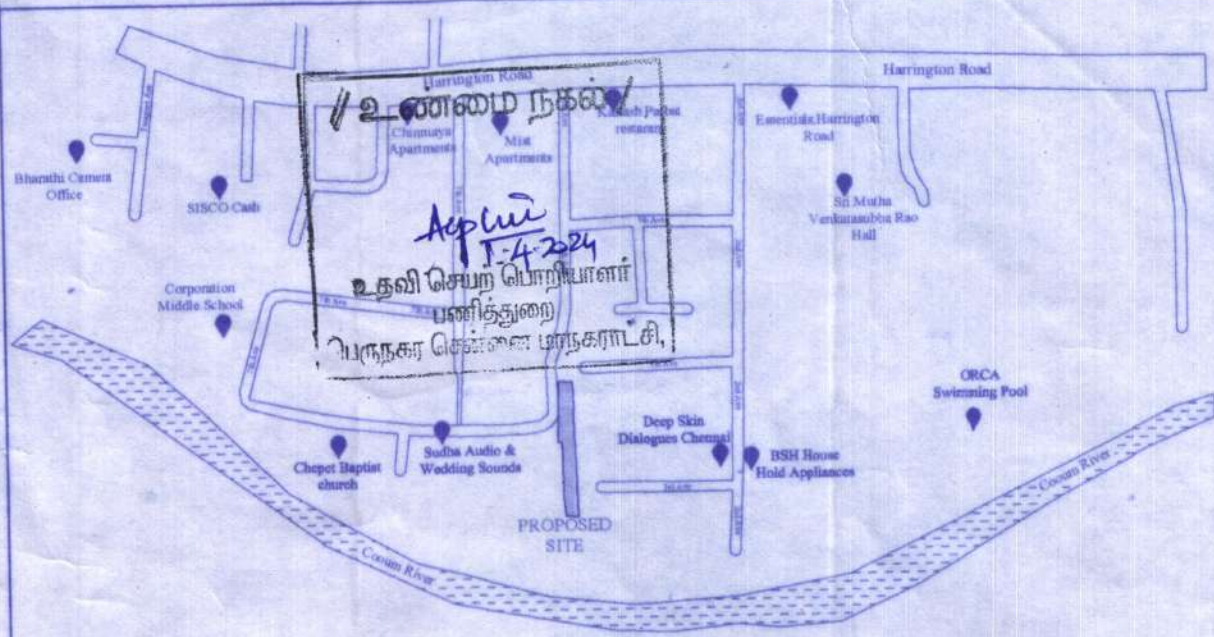


P.P.A approved by
C.M.D.A vide
Lr.No..P.E.N.H.2/B3/502/2023
Dated..29/12/2023.

TYPICAL CROSS SECTION OF RAFT BEAM WITH
SLAB REINFORCEMENT DETAILS.



TYPICAL COMPOUND WALL
DETAILS



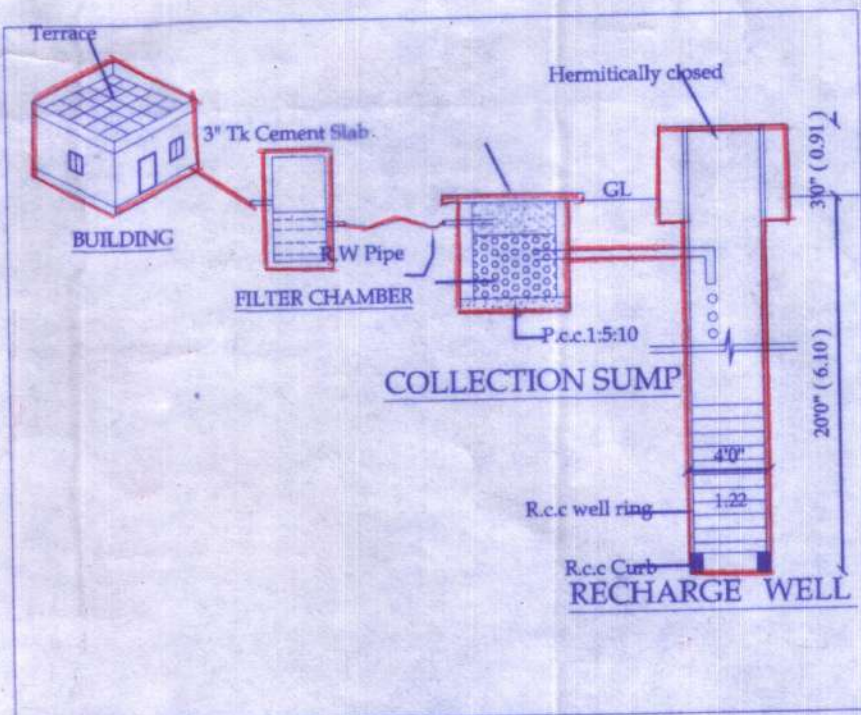
KEY PLAN (NOT TO SCALE)

BLOCK 01

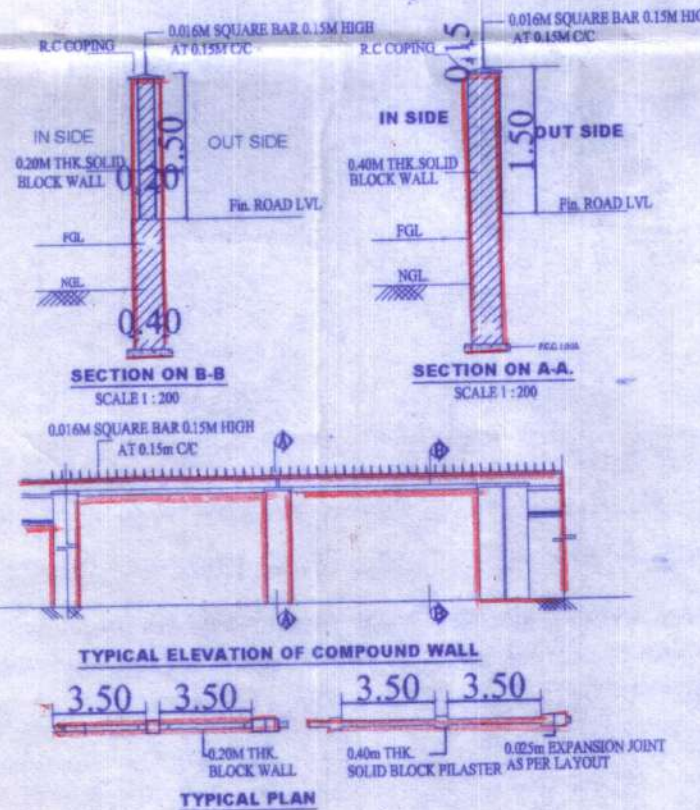
Floor	Number of Dwelling Units	FSI area (m ²)
Stilt floor	PARKING	30.43
1 st Floor	10	393.03
2 nd Floor	10	393.03
3 rd Floor	10	393.03
4 th Floor	10	393.03
TOTAL	40	1602.55

BLOCK 02

Floor	Number of Dwelling Units	FSI area (m ²)
Stilt floor	PARKING	28.68
1 st Floor	7	280.07
2 nd Floor	7	280.07
3 rd Floor	7	280.07
4 th Floor	7	280.07
TOTAL	28	1148.96



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



TYPICAL PLAN

TAMIL NADU SHEET :1/3

URABN HABITAT DEVELOPMENT BOARD

PLANNING CLEARANCE FOR THE PROPOSED
GROUP DEVELOPMENT OF BLOCK 1: STILT FLOOR
+4 FLOORS (HEIGHT - 14.95 m) RESIDENTIAL
BUILDING WITH 40 DWELLING UNITS AND BLOCK
2: STILT FLOOR +4 FLOORS (HEIGHT - 14.95 m)
RESIDENTIAL BUILDING WITH 20 DWELLING
UNITS TOTALLY 68 AFFORDABLE HOUSING AT
APPASAMY MUDALAI 6th CROSS STREET, EGMORE,
CHENNAI, COMPRISED IN R.S.NO. 352/2, BLOCK NO
19 OF EGMORE VILLAGE WITHIN THE LIMIT OF
GREATER CHENNAI CORPORATION.

ADOPTED T.D.No	90/2022	91/2022
Description		
NO. OF FLOORS	S + 4	S + 4
PLINTH AREA / UNIT	39.30 Sq.m	40.01 Sq.m
NO. OF UNITS PER FLOOR	10 Nos.	07 Nos.
NO. OF BLOCKS	01 Nos.	01 Nos.
NO. OF UNITS / BLOCK	[40 in 1]	[28 in 1]

TOTAL NO. OF TENEMENTS = 68 Nos.

AREA STATEMENT:

PLOT EXTENT	- 1849 sq.m.
FSI (2751.51/ 1849.74)	- 1.488

LAND USE DETAILS

DESCRIPTION	AREA	% OF LAND	NOTATION
RESIDENTIAL	909.27	49.16	
VEHICLE PARKING	34.02	1.84	
INTERNAL ROAD	906.45	49.00	
TOTAL	1849.74	100.0000	

BLOCK 01 - 02

Block	Number of Dwelling Units	FSI area (m ²)
Block - 1	40	1602.55
Block - 2	28	1148.96
	68	2751.51

TWO WHEELER PARKING:

NO OF PARKING REQUIRED - 75 Nos.
NO OF PARKING PROVIDED - 127 Nos

NOTE:

1. ALL DIMENSIONS ARE IN METER.

SCALE.	PROJECT	APPASWAMY MUDALI STRET
1:400		
SIZE	DWG. TITLE	SITE PLAN
A0		

TECHNICAL ASST.

TOWN PLANNING SPL

D. SATHIYA PRABA
D. SATHIYA PRABA
PLANNING ASSISTANT
Registration No: RE/GR-I/19/09/293
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
ARCHITECT

ASSISTANT PLANNER

STRUCTURAL ENGINEER

EXECUTIVE ENGINEER

SENIOR PLANNER

U. MANIMEKALAI
U. MANIMEKALAI, M.A., MTP, AITP,
SENIOR PLANNER
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
CHIEF ENGINEER

KOOVAM CANAL

Our services go beyond



Buying & Selling Services

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



Legal & Documentation Services

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



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions



Property Valuation & Cost Estimation

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



Ownership, Compliance & Legal Verification

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



Zoning & Land Use Analysis

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



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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