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Official Property Record



PLAN SHOWING THE PROPOSED
CONSTRUCTION OF 2 BLOCKS viz., BLOCK - 1 :
STILT FLOOR+6 FLOORS WITH 96 DWELLING
UNITS & BLOCK - 2 : STILT FLOOR + 6 FLOORS
WITH 96 DWELLING UNITS (TOTALLY 192
DWELLING UNITS) AT R.S.No.4834/3 (part),
BLOCK.No 111, T.NAGAR VILLAGE, NORTH
GIRIAPPA ROAD WITHIN THE LIMITS OF
GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.23 sq.m
COMMON AREA / UNIT	- 7.54 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 30.69 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 25.40 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
GW	GRILL WINDOW	1.70 X 1.20
KW	KITCHEN WINDOW	0.80 X 1.20
V	VENTILATOR	0.60 X 0.60

NOTE:

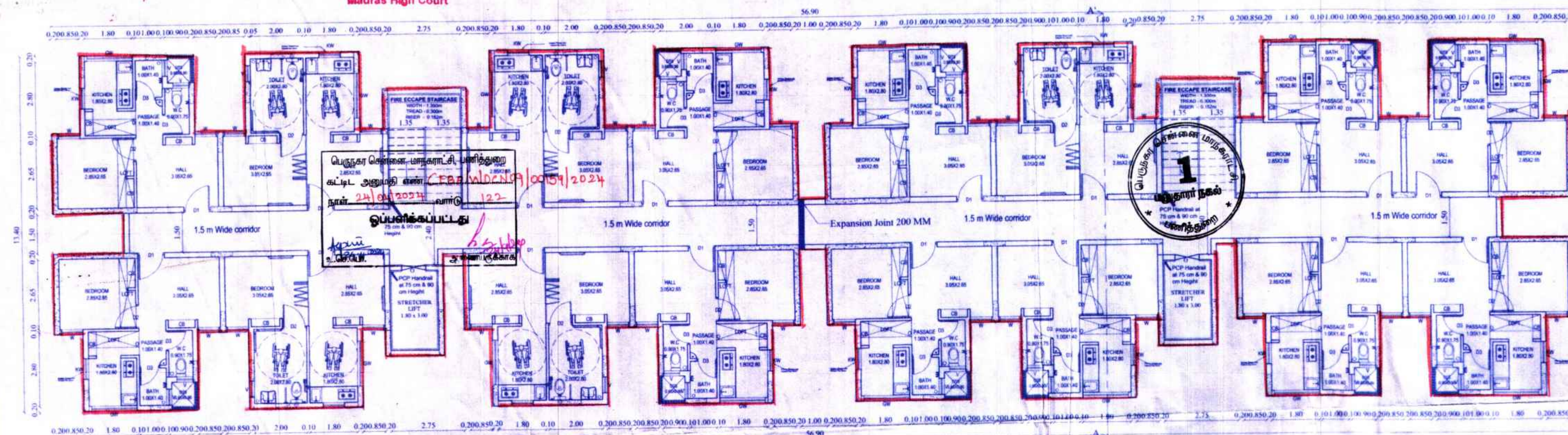
1. ALL DIMENSIONS ARE IN METER.

SCALE 1:100	PROJECT	NORTH GIRIAPPA ROAD OLD
SIZE: A1	DWG. TITLE	BUILDING PLAN
DWG. NO.	TNSCB/SPNG/BUILDING PLAN	REV. 00

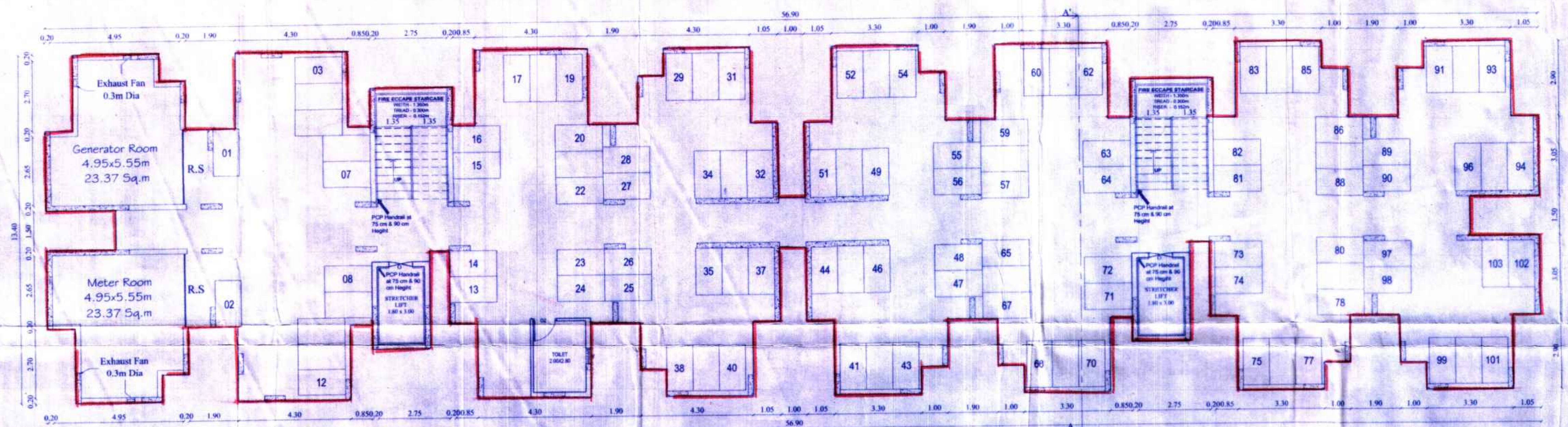
TECHNICAL ASSISTANT B. SATHIYA PRABA PLANNING ASSISTANT Registration No: RE/GR-1/19/09/293 Registered Engineer Grade-I (RE) Tamil Nadu Urban Habitat Development Board 6, Kamarajar Salai, Chennai-600 005.	TOWN PLANNING SPECIALIST
Executive Engineer DN-V TNUHDB/Chennai-600 004.	ASST. PLANNER Dr. K.B. Menikandan, M.E. (Structural), M.B.E. Pro Centre for Urbanisation, Buildings & Environment BT Medical Research Park, Chennai-600 113 Registered Structural Engineer (GR-II) Tamil Nadu Urban Habitat Development Board 6, Kamarajar Salai, Chennai-600 005.
SENIOR PLANNER	U. MANIMEKALAI, M.A.M.P., AITP, SENIOR PLANNER Tamil Nadu Urban Habitat Development Board 6, Kamarajar Salai, Chennai-600 005. CHIEF ENGINEER

The approval issued under New
Rule TNCD & 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

P.P.A approved by
C.M.D.A vide
Lr.No. 23/2023
Dated 23/11/2023



FIRST FLOOR PLAN
(BLOCK 01 & 02)



STILT FLOOR PLAN
(BLOCK 01 & 02)

Executive Engineer
Division - V / TNUHDB
No: 130, R.K. Mutt Road,
Chennai-600 004.

AREA DETAILS :

SCHEDULE OF JOINERY PER TENEMENT

NOTE:

1. ALL DIMENSIONS ARE IN METER.

TECHNICAL ASSISTANT	TOWN PLANNING SPECIALIST
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22. _____

12-12-2014

100

SENIOR PLANNER

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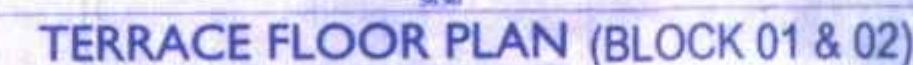
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CHIEF ENGINEER
U. MANIMEKALAI, I.E. AIR.

SENIOR PLANNER
Tamil Nadu Urban Habitat Development Board
Chennai 600 005.

5, Kamarajar Salai, Chennai-600 005.



Executive Engineer
Division - V / TNUHDB
No: 130, R.K. Mutt Road
Chennai-600 004.

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URABN HABITAT DEVELOPMENT BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 2 BLOCKS viz., BLOCK - 1 : STILT FLOOR+6 FLOORS WITH 96 DWELLING UNITS & BLOCK - 2 : STILT FLOOR + 6 FLOORS WITH 96 DWELLING UNITS (TOTALLY 192 DWELLING UNITS) AT R.S.No.4834/3 (part), BLOCK.No 111, T.NAGAR VILLAGE, NORTH GIRIAPPA ROAD WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

REFERENCE:

ADOPTED T.D.NO	101/ 2022
NO.OF FLOORS	S+6
PLINTH AREA/UNIT	38.23 Sq.m
NO OF BLOCKS	2 Nos
NO OF BLOCKS/UNIT	96 in 1
TOTAL NO OF TENEMENTS	192 Nos.

AREA STATEMENT:

PLOT EXTENT	- 3166.04 sq.m.
FLOOR SPACE INDEX (FSI)	- 2.36
DENSITY	- 606 Units/Hect.
PLOT COVERAGE	- 38.92 %

LAND USE DETAILS

DESCRIPTION	AREA IN Hect.	% OF LAND	NOTATION
RESIDENTIAL	0.1829	57.78%	
OSR (PARK)	0.0216	6.82%	
PUBLIC PURPOSE	0.0110	3.47%	
PATHWAY	0.1011	31.93%	
TOTAL	0.3166	100.00 %	

VEHICLE PARKING AREA DETAILS:

No. of Parking Required (192+19)	- 211 Nos.
No. of Parking Provided	- 212 Nos.
Parking lot size	- (1.00 x 1.80) m.
Area/Parking lot	- 1.80 sq.m.
TOTAL V.P AREA (212 x 1.80)	- 381.6 sq.m

NOTE:

1. ALL DIMENSIONS ARE IN METER.

SCALE.	PROJECT	NORTH GIRIAPPA ROAD OLD
1:400		
SIZE	DWG. TITLE	SITE PLAN
A0		
DWG. NO.	TNSCB/SP/NG/BUILDING PLAN	REV. 00

TECHNICAL ASSISTANT TOWN PLANNING SPECIALIST

B. SATHIYA PRABA
PLANNING ASSISTANT
Registration No. - TNSCB/SP/NG/2022
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
ARCHITECT
REGISTERED ENGINEER

ASST. PLANNER
K.B. Lakshmi
Executive Engineer
DN - V
TNUHDB / Chennai - 600 004
EXECUTIVE ENGINEER

STRUCTURAL ENGINEER
Dr. K.B. Manikandan, M.Tech, M.A.S.E., Ph.D.
Centre for Urbanisation, Buildings & Environment
47, Anna Road, Chennai - 600 002
Registered Structural Engineer (SR-1)
Tamil Nadu Urban Habitat Development Board
CHIEF ENGINEER

SENIOR PLANNER



BLOCK 01

Floor	Number of Dwelling Units	FSI area
Stilt floor	-	62.60 m ²
1 st Floor	16	616.11 m ²
2 nd Floor	16	610.86 m ²
3 rd Floor	16	610.86 m ²
4 th Floor	16	610.86 m ²
5 th Floor	16	610.86 m ²
6 th Floor	16	610.86 m ²
TOTAL	96	3,733.01 m²

BLOCK 02

Floor	Number of Dwelling Units	FSI area
Stilt floor	-	62.60 m ²
1 st Floor	16	616.11 m ²
2 nd Floor	16	610.86 m ²
3 rd Floor	16	610.86 m ²
4 th Floor	16	610.86 m ²
5 th Floor	16	610.86 m ²
6 th Floor	16	610.86 m ²
TOTAL	96	3,733.01 m²

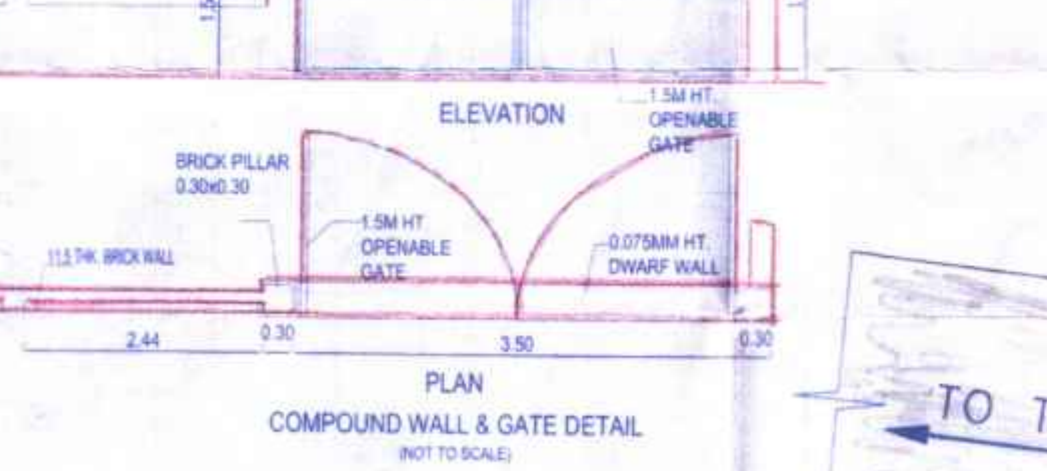
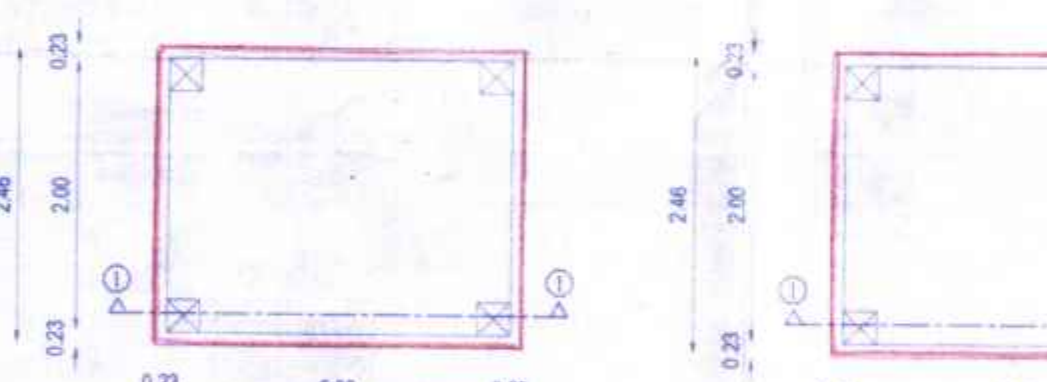
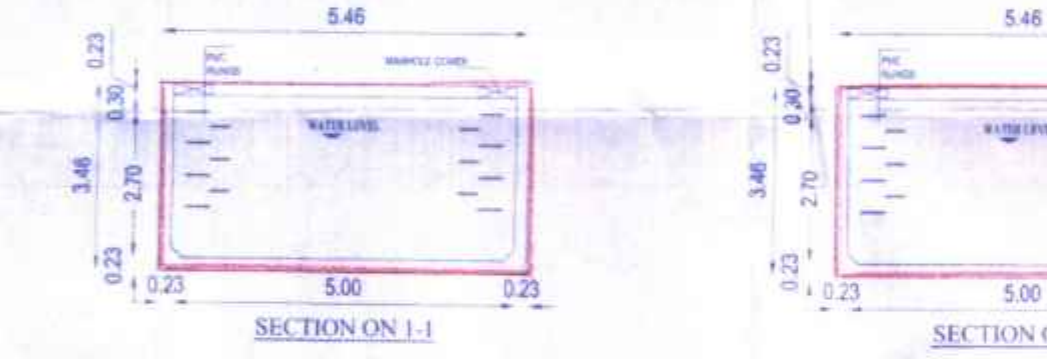
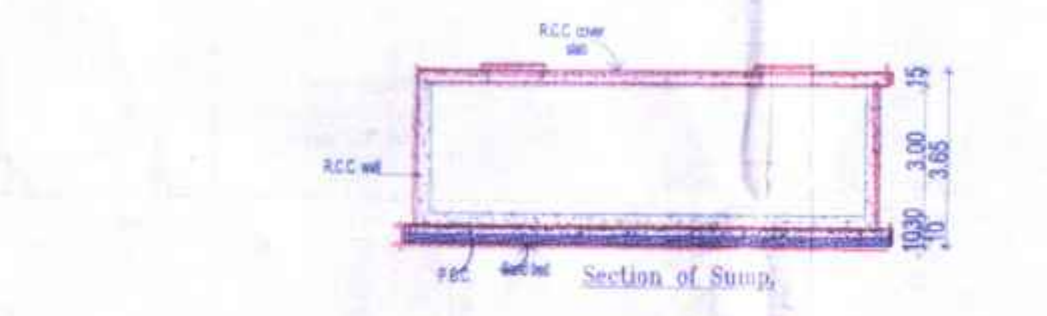
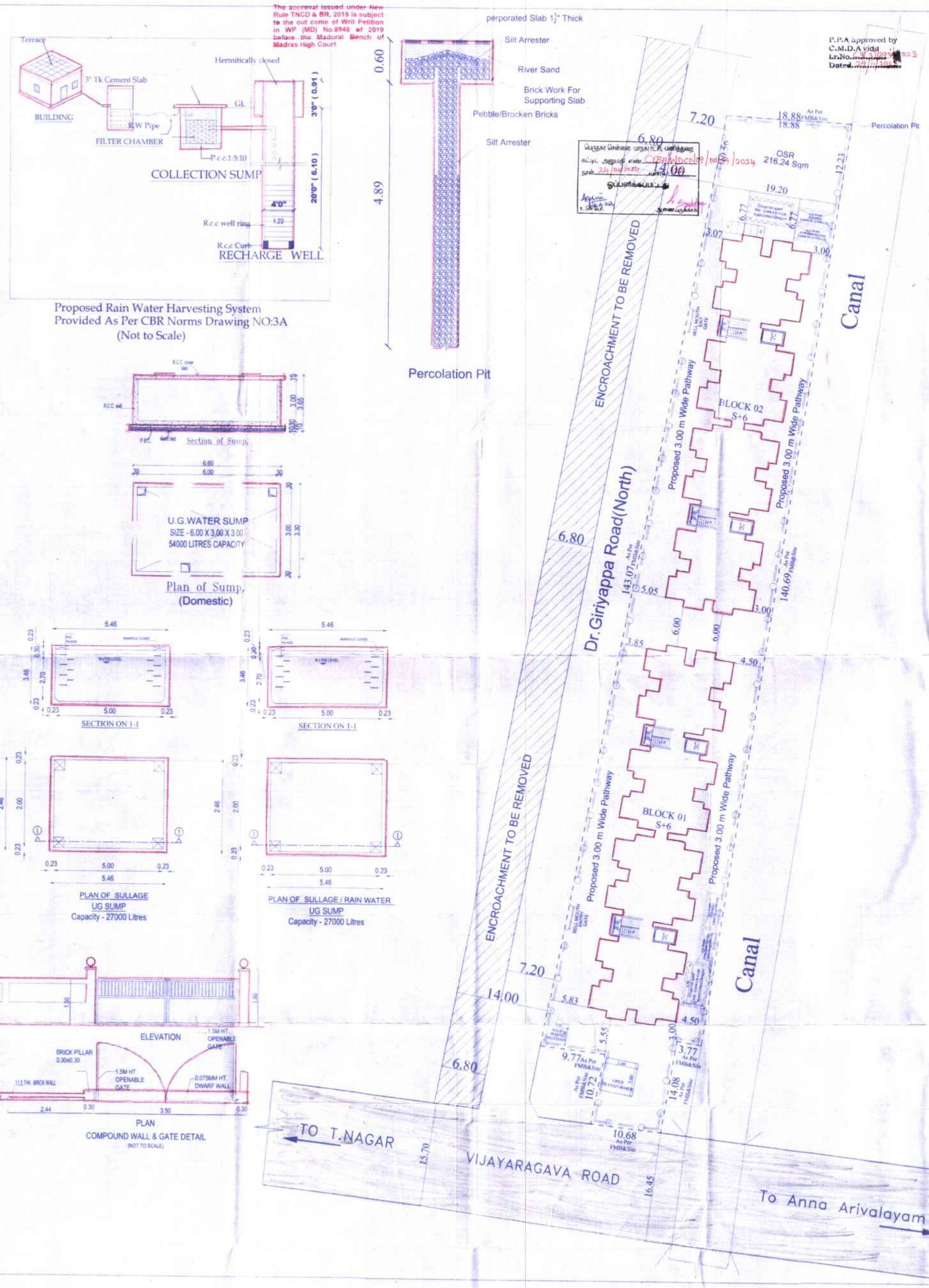
TOTAL AREA 192 7,466.02 m²

FSI (7,466.02/3166.04) = 2.36

SOLAR CALCULATION DETAILS:

NO. OF TENEMENTS	: 192 Nos.
NO. OF PERSONS/FAMILY	: 5.0 Persons.
TOTAL NO. OF PERSONS	: 960 Nos.
REQUIRED WATER FOR 1PERSON	: 60 Lit/Day
TOTAL WATER REQUIREMENT(960 x 60)	: 57,600 Lit /Day
ONE SOLAR CAPACITY	: 3000 Lit
REQUIRED SOLAR (57600/3000)	: 19.2 Nos.

Executive Engineer
Division - V / TNUHDB
No: 130, R.K. Mutt Road,
Chennai-600 004.



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Vastu & Property Management Tools

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real estate journey

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