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Official Property Record



This Planning Permission issued under New Rule INCORP, 2019 is subject to final outcome of the W.R(MD) No.8948 of 2019 and WMP (MD) Nos. 5912 & 6913 of 2019.

LOCAL BODY COPY

Planning Clearance No.

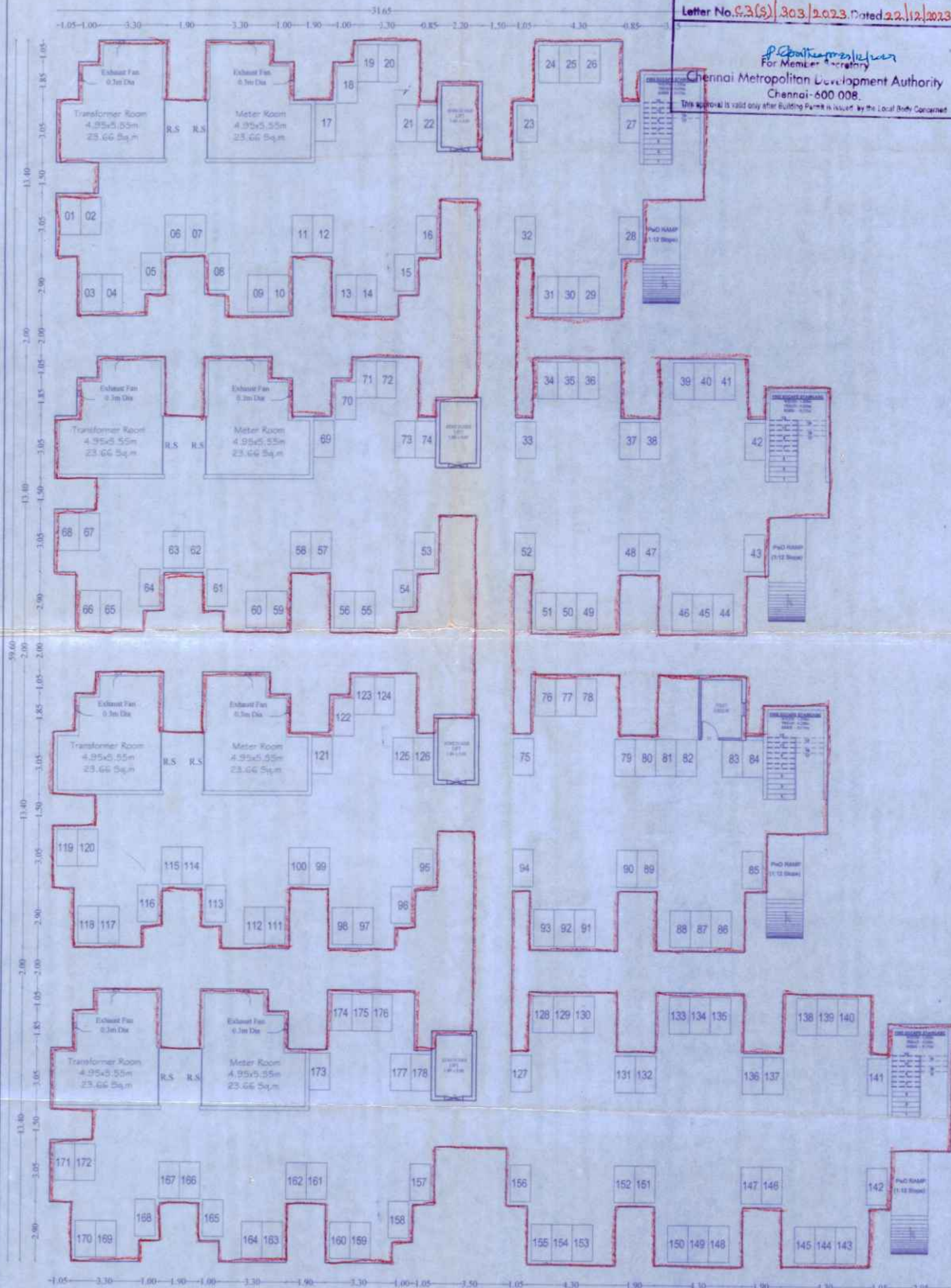
P.C./ARB/10/B/D/2023

APPROVED

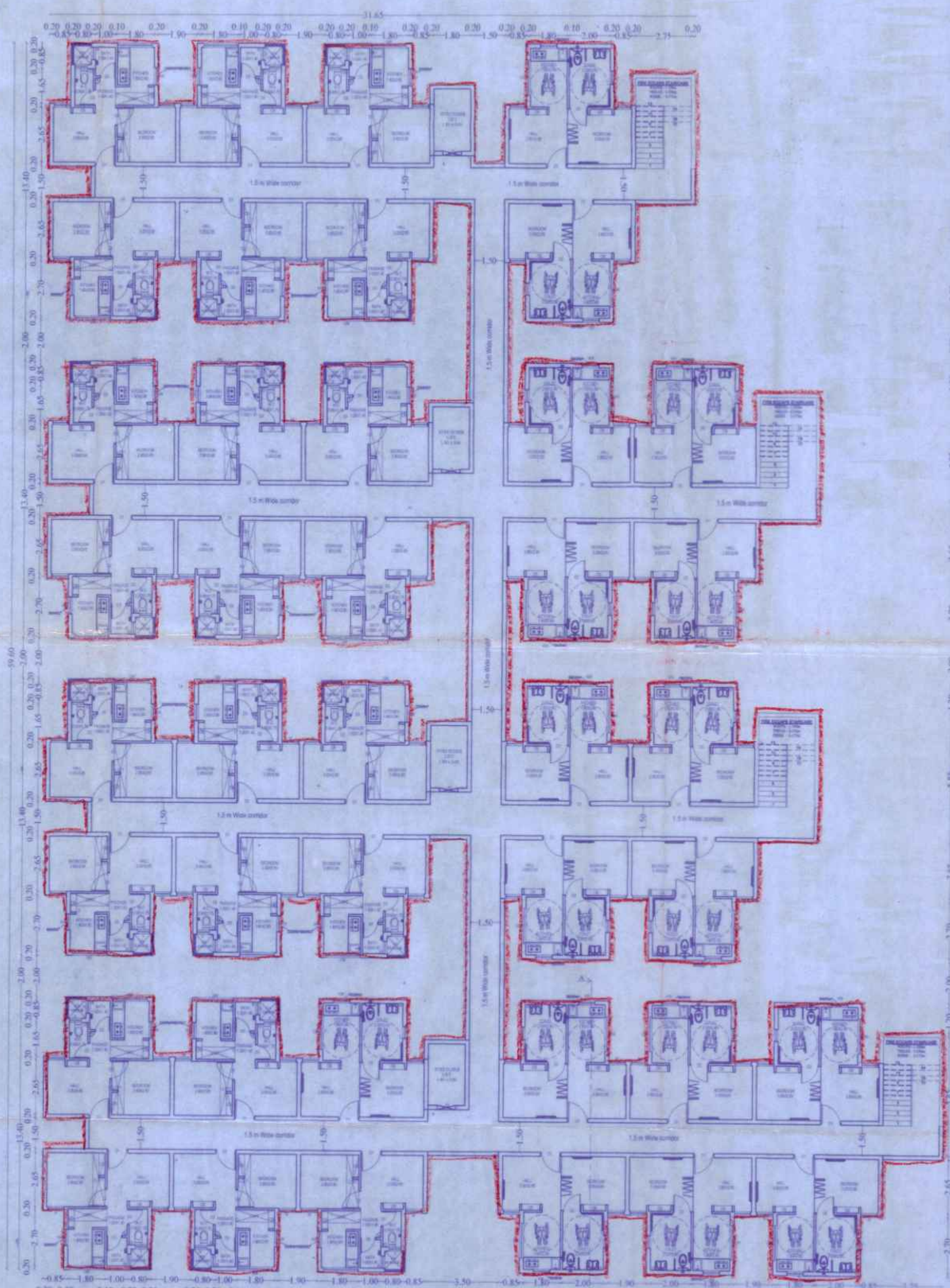
Subject to conditions mentioned in this office

Letter No. 53(5)/303/2023 Dated 22.12.2023

For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
This approval is valid only after Building Plan is issued by the Local Body concerned.



STILT FLOOR PLAN



FIRST FLOOR PLAN

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SHEET NO : 02/04

T.D.NO.88/2022
(BLOCK NO. 01)
(STILT+9 FLOORS)
(40 DWELLING UNIT / FLOOR)
(360 DWELLING UNIT/BLOCK)

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF STILT FLOOR + 9 FLOORS WITH 29.45 M HEIGHT WITH 360 DWELLING UNIT (ONE DWELLING UNIT EXCLUDING FOR REFUGE AREA) AT KB DASAN SALAI, BARVA NAGAR, MYLAPORE, CHENNAI 600018 IN T.S.NO 3760 PART, BLOCK NO 74 OF MYLAPORE VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, CORPORATION DIVISION NO 123,ZONE XI.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 40.29 sq.m
COMMON AREA / UNIT	- 9.50 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 30.79 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 25.37 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 1.50
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	BARVA NAGAR
SIZE : A2	DWG. TITLE	BUILDING PLAN

of 1-1 TECHNICAL ASST.	VCA TOWN PLANNING SPECIALIST
B. SATHIYA PRABA PLANNING ASSISTANT Registration No: RE/GR-1/19/09/293 Registered Engineer Grade-I (RE) Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005	V. Jeyaraj ASSISTANT PLANNER TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD 5, Kamarajar Salai, Chennai-600 005. ASST. PLANNER
Executive Engineer DN - V TNUHDB / Chennai - 600 004. EXECUTIVE ENGINEER	Dr. P. Nallathambi ME, Ph.D. (Structural Engineering) Centre for Urbanization, Building & Environment (CUBE) IST Madras Research Park, Chennai - 600113 CMDA Reg. No: SE/GR-1/19/03/034 STRUCTURAL ENGINEER
SENIOR PLANNER	CHIEF ENGINEER

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

T.D.NO.88/2022
(BLOCK NO. 01)
(STILT+9 FLOORS)
(40 DWELLING UNIT / FLOOR)
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PLAN SHOWING THE PROPOSED RECONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF STILT FLOOR + 9 FLOORS WITH 29.45 M HEIGHT WITH 360 DWELLING UNIT (ONE DWELLING UNIT EXCLUDING FOR REFUGE AREA) AT KB DASAN SALAI, BARVA NAGAR, MYLAPORE, CHENNAI 600018 IN T.S.NO 3760 PART, BLOCK NO 74 OF MYLAPORE VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, CORPORATION DIVISION NO 123, ZONE XI.

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SCALE 1:100	PROJECT	BARVA NAGAR
SIZE : A2	DWG. TITLE	BUILDING PLAN

TECHNICAL ASST.

TOWN PLANNING SPECIALIST

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

V. Jeyarathi
ASSISTANT PLANNER
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
5, Kamarajar Salai, Chennai-600 005.
ASST. PLANNER

Executive Engineer
DN - V
TNUHDB / Chennai - 600 004.
EXECUTIVE ENGINEER

Dr. P. Nallathambi
ME, Ph.D. (Structural Engineering),
Centre for Urbanization, Building & Environment (CUBE)
IT Madras Research Park, Chennai - 600113.
CMDA Reg. No: SE/GR-1/19/03/034
STRUCTURAL 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

This Planning Permission Issued under Rule 190(3)(b), 2019 is subject to final outcome of the M.R.(MD) No.8948 of 2019 and WMP (MD) No. 4912 & 6913 of 2019.

LOCAL BODY COPY

Planning Clearance No.
PC/HRB/10.1.D/D/2023
APPROVED
Subject to conditions mentioned in this office
Letter No. 03(5)/2023, Dated 22/12/2023.
Chennai Metropolitan Development Authority
Chennai - 600 008.

OPEN
TERRACE

TERRACE FLOOR PLAN

SECTION A-A'

ELEVATION

TAMIL NADU SHEET NO : 03/04
URBAN HABITAT DEVELOPMENT BOARD

T.D.NO.88/2022
 (BLOCK NO. 01)
 (STILT+9 FLOORS)
 (40 DWELLING UNIT / FLOOR)
 [360 DWELLING UNIT/BLOCK]

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF STILT FLOOR + 9 FLOORS WITH 29.45 M HEIGHT WITH 360 DWELLING UNIT (ONE DWELLING UNIT EXCLUDING FOR REFUGE AREA) AT KB DASAN SALAI, BARVA NAGAR, MYLAPORE, CHENNAI 600018 IN T.S.NO 3760 PART, BLOCK NO 74 OF MYLAPORE VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, CORPORATION DIVISION NO 123,ZONE XI.

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NOTE:

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SCALE 1:100	PROJECT	BARVA NAGAR
SIZE : A2	DWG. TITLE	BUILDING PLAN

TECHNICAL ASST.	TOWN PLANNING SPECIALIST
B. SATHIYA PRABA PLANNING ASSISTANT Registration No: RE/GR-1/19/09/293 Registered Engineer Grade-I (RE) Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.	ASST. PLANNER
Executive Engineer DN - V TNUHDB / Chennai - 600 004. EXECUTIVE ENGINEER	STRUCTURAL ENGINEER

SENIOR PLANNER	U. MANIMEKALAI, M.A. MTP, AITP, CHIEF ENGINEER Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.
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This Planning Permission issued under Rule INCORP, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) No. 6912 & 6913 of 2019.

LOCAL BODY COPY

Planning Clearance No.
 PC/HRB/10/1/2/2023

APPROVED

Subject to conditions mentioned in this office
 Letter No. C.S.E./303/2023, Dated.22/12/2023

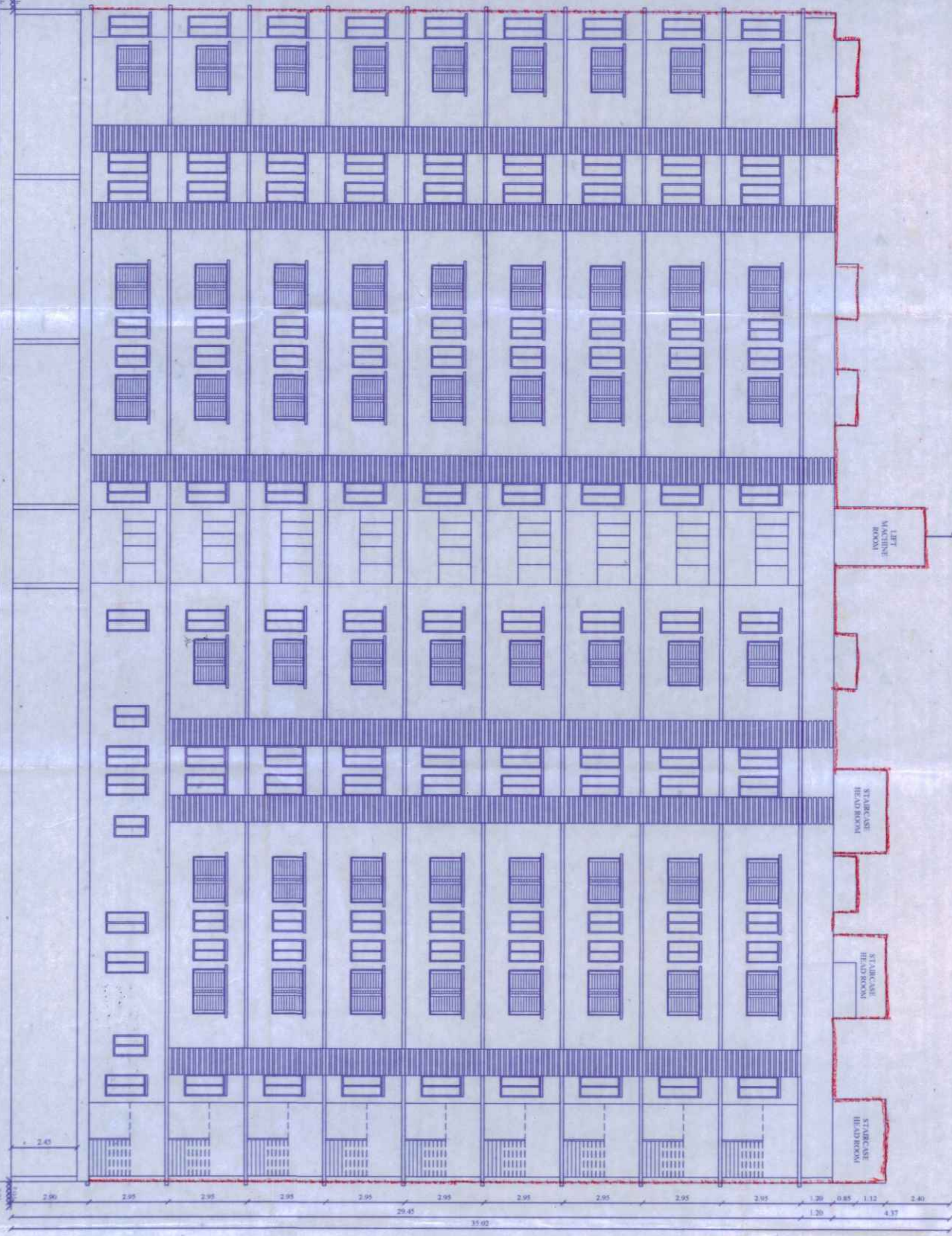
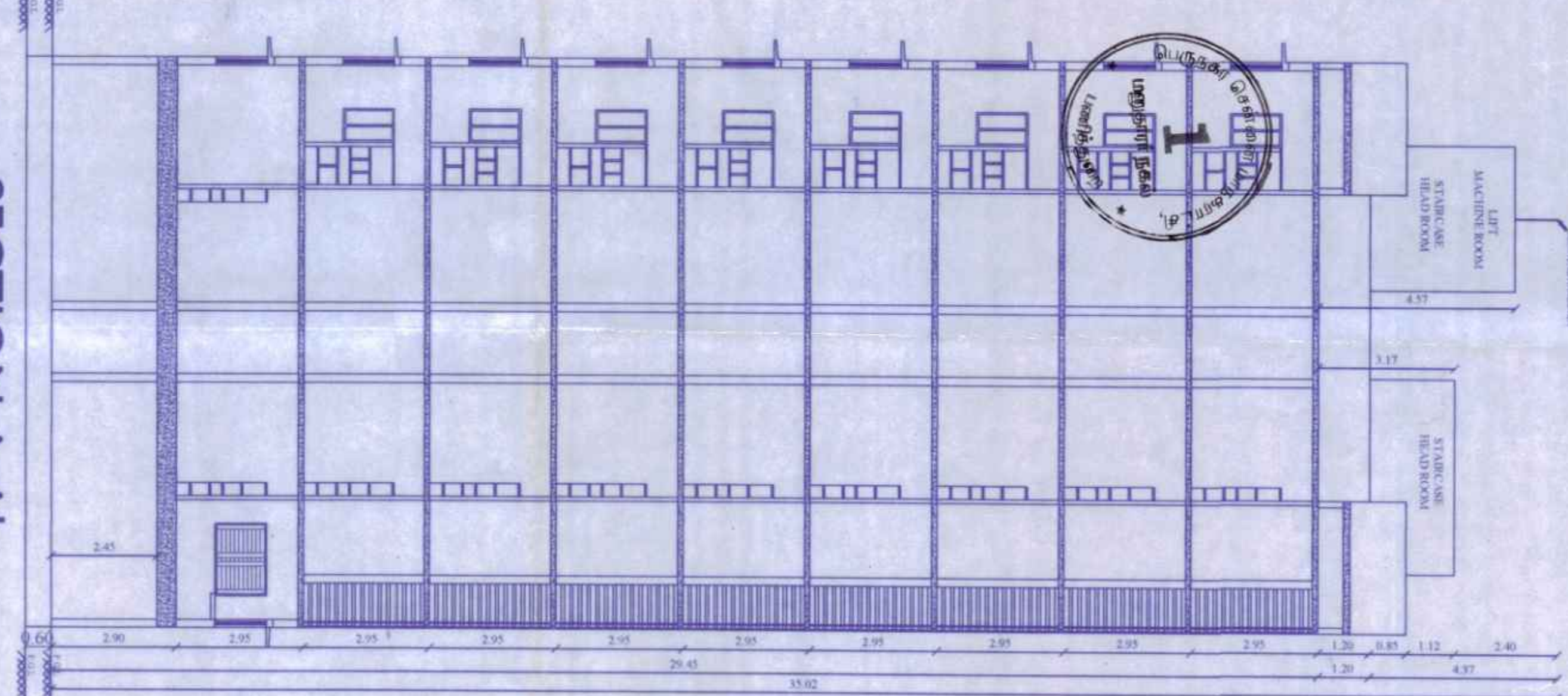
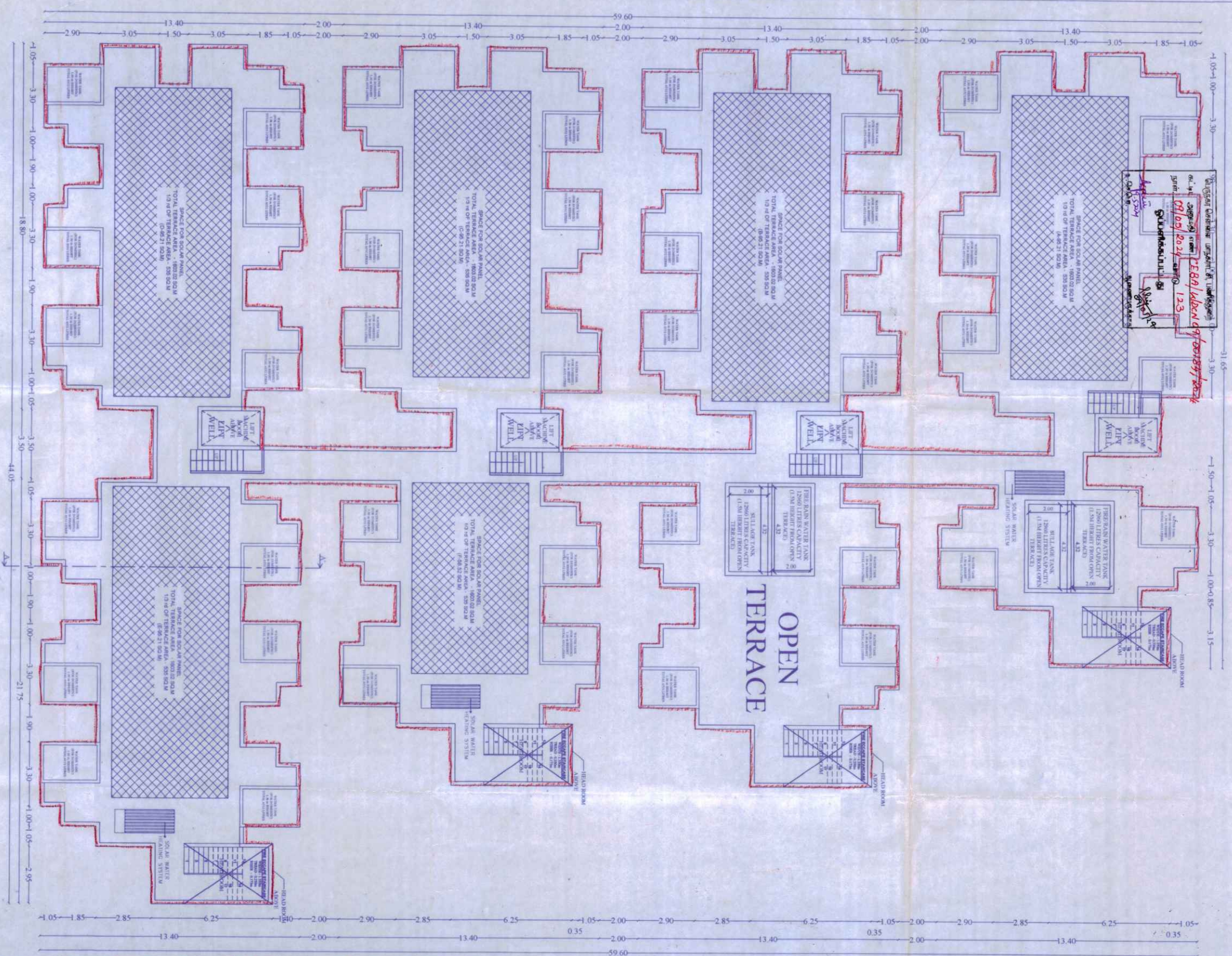
P. Sathiyaprabha
 For Member Secretary
 Chennai Metropolitan Development Authority
 Chennai - 600 008.
 This approval is valid only after Building Permit is issued by the Local Body Concerned

TYPICAL FLOOR PLAN
 (SECOND TO SIXTH & EIGHT TO NINTH FLOOR)

SEVENTH FLOOR PLAN

It is approved by
C.A.D.A. No. 130/2022
Dated 29/01/2023

This approval issued under New
C.A.D.A. No. 130/2022 is subject
to the condition that the project
in the (M.D.) No. 2848 of 2019
before the Mutual Bench of
Mysore High Court



TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

T.D.NO.88/2022
(BLOCK NO. 01)
(STILT+9 FLOORS)
(40 DWELLING UNIT / FLOOR)
(360 DWELLING UNIT/BLOCK)

PLAN SHOWING THE PROPOSED RECONSTRUCTION
OF HIGH RISE BUILDING CONSISTING OF STILT FLOOR
+ 9 FLOORS WITH 29.45 M HEIGHT WITH 360 DWELLING
UNIT (ONE DWELLING UNIT EXCLUDING FOR REFUGE
AREA) AT KB DASAN SALAI, BARYA NAGAR,
MYPAPORE, CHENNAI 600018 IN T.S.NO 3760 PART,
BLOCK NO 74 OF MYPAPORE VILLAGE WITHIN THE
LIMIT OF GREATER CHENNAI CORPORATION,
CORPORATION DIVISION NO 123,ZONE XI.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 40.29 sq.m
COMMON AREA / UNIT	- 9.50 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 30.79 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 25.37 sq.m
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SCHEDULE OF JOINERY PER TENEMENT

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V	VENTILATOR	0.60 X 0.60

NOTE:

1. ALL DIMENSIONS ARE IN METER.
SCALE 1:100
PROJECT BARYA NAGAR
SIZE : A2
DWG. TITLE BUILDING PLAN

TECHNICAL ASST.
B. SATHYA PRABA
PLANNING ASSISTANT
Registered Engineer Class I (R.E.)
Tamil Nadu Urban Habitats Development Board
K. Ramaprasad Street, Chennai-600 028.

ARCHITECT
ASST. PLANNER

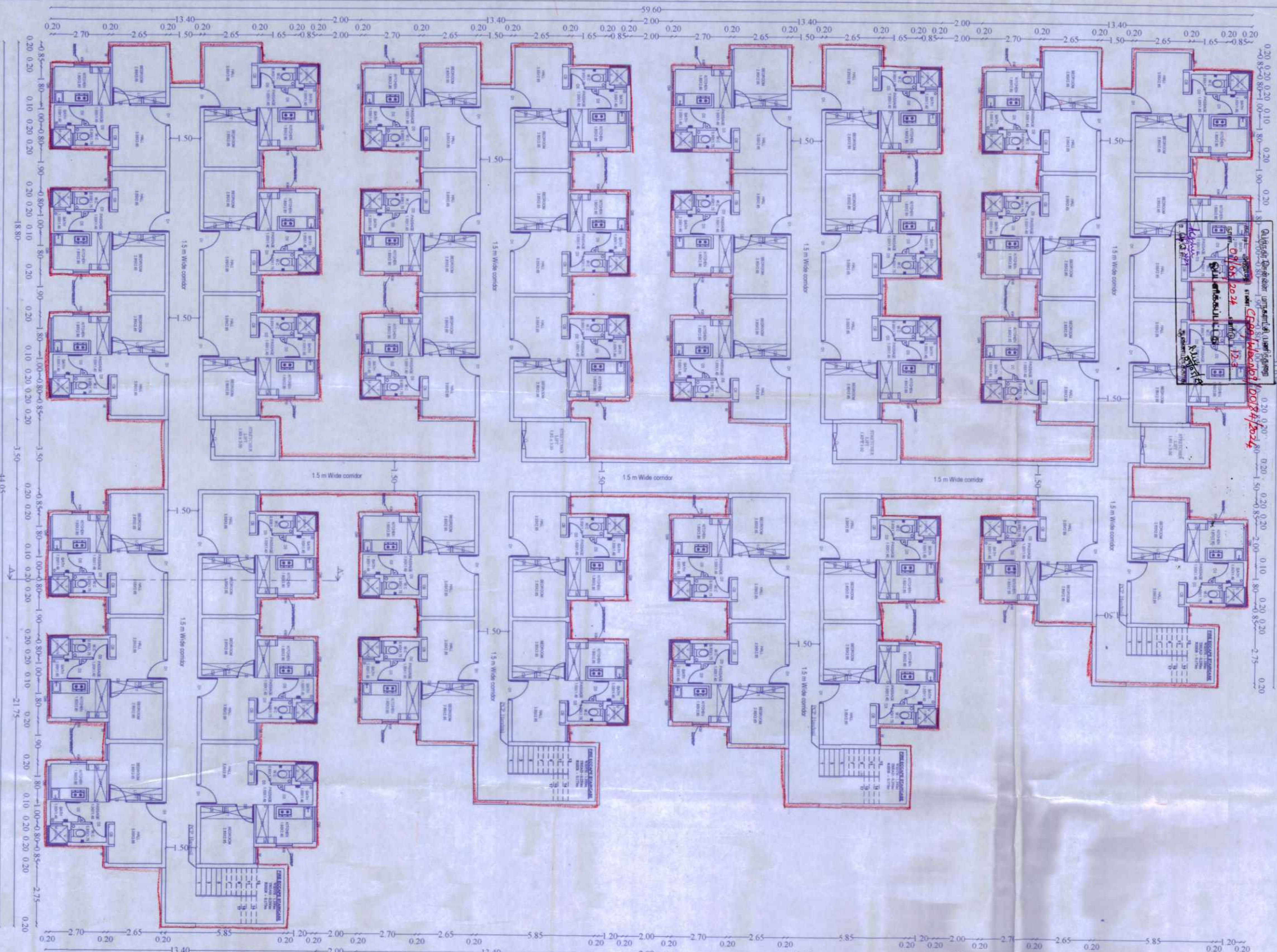
EXECUTIVE ENGINEER
STRUCTURAL ENGINEER

SENIOR PLANNER
CHIEF ENGINEER

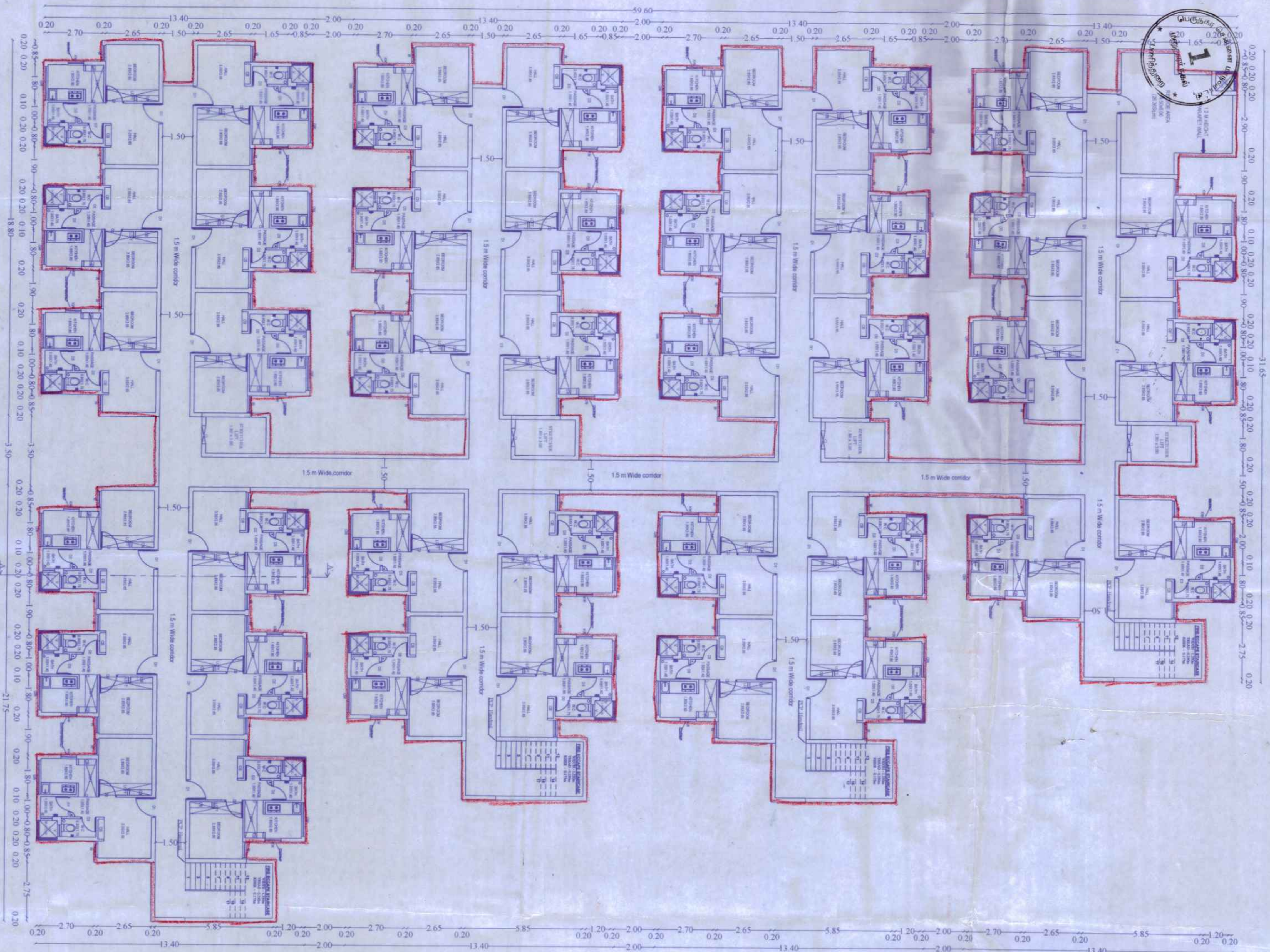
I.P. Approved by
C.M.D. No. 357563/2023
Dated 28.11.2023

The approval issued under New
Rule TNCB & BR 2019 is subject
to the condition that the plan
in WP (MD) No.6848 of 2019
before the Madras Bench of
Madras High Court

TYPICAL FLOOR PLAN
(SECOND TO SIXTH & EIGHT TO NINTH FLOOR)



SEVENTH FLOOR PLAN



TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD
T.D. NO. 88/2022
(BLOCK NO. 01)
(STILT+9 FLOORS)
(40 DWELLING UNIT / FLOOR)
(360 DWELLING UNIT/BLOCK)

PLAN SHOWING THE PROPOSED RECONSTRUCTION
OF HIGH RISE BUILDING CONSISTING OF STILT FLOOR
+ 9 FLOORS WITH 29.45 M HEIGHT WITH 360 DWELLING
UNIT (ONE DWELLING UNIT EXCLUDING FOR REFUGEE
AREA) AT KB DASAN SALAI, BARVA NAGAR,
MAYLAPORE, CHENNAI 600018 IN T.S. NO 3760 PART,
BLOCK NO 74 OF MAYLAPORE VILLAGE WITHIN THE
LIMIT OF GREATER CHENNAI CORPORATION,
CORPORATION DIVISION NO. 123 ZONE XI.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 40.29 sq.m
COMMON AREA / UNIT	- 9.50 sq.m
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V	VENTILATOR	0.60 X 0.60

NOTE:

1. ALL DIMENSIONS ARE IN METER.

SCALE 1:100	PROJECT	BARVA NAGAR
SIZE : A2	DWG. TITLE	BUILDING PLAN

TECHNICAL ASST.

TOWN PLANNING
SPECIALIST

B. SATISH P. TUA
Registered Engineer Grade-I (P.E.)
No. 120, R.K.V. ENGINEERS
5, Kotturam Bazar, Chennai-600 005.

ARCHITECT

ASST. PLANNER

Executive Engineer
No. 120, R.K.V. ENGINEERS
5, Kotturam Bazar, Chennai-600 005.

EXECUTIVE ENGINEER

U. K. K. K.
U. K. K. K.
U. K. K. K.

STRUCTURAL ENGINEER

SENIOR PLANNER

CHIEF ENGINEER

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF STILT FLOOR + 9 FLOORS WITH 28.45 M HEIGHT WITH 360 DWELLING UNIT (ONE DWELLING UNIT EXCLUDING FOR REFUGEE AREA) AT KB DASAN SALAI, BARVA NAGAR, MYLAPORE, CHENNAI 600018 IN T.S.NO 3760 PART, BLOCK NO 74 OF MYLAPORE VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, CORPORATION DIVISION NO 123, ZONE XI.

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SCALE 1:100	PROJECT	BARVA NAGAR
SIZE: A2	DWG. TITLE	BUILDING PLAN

TECHNICAL ASST.

TOWN PLANNING SPECIALIST

B. SATHIYA PRABA
PLANNING ASSISTANT
Grade-1 (P)
Registered Engineer Grade-1 (P)
No. 130, R.K. Mur Road,
Chennai-600 005.

ARCHITECT

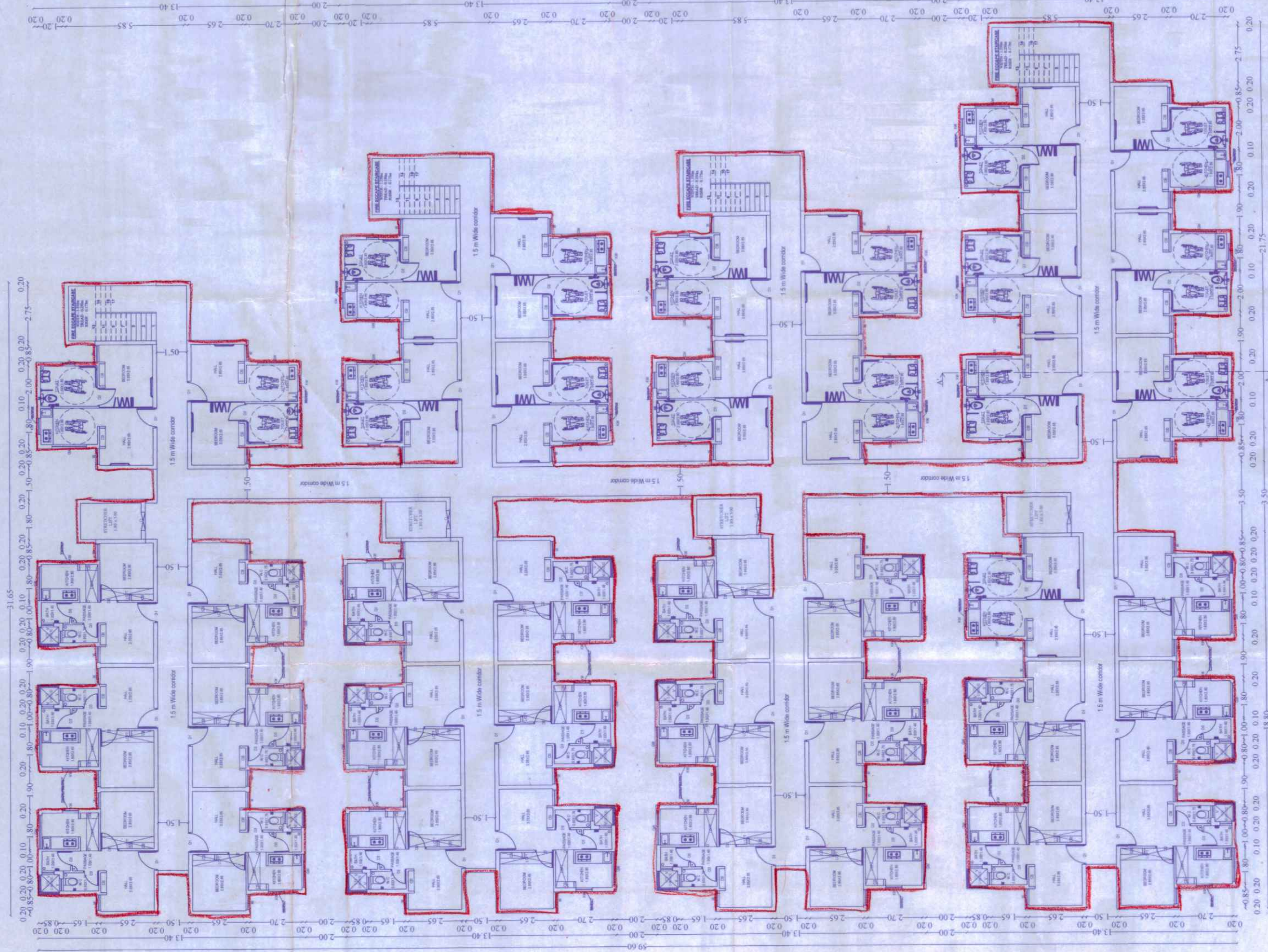
ASST. PLANNER

EXECUTIVE ENGINEER
No. 130, R.K. Mur Road,
Chennai-600 005.

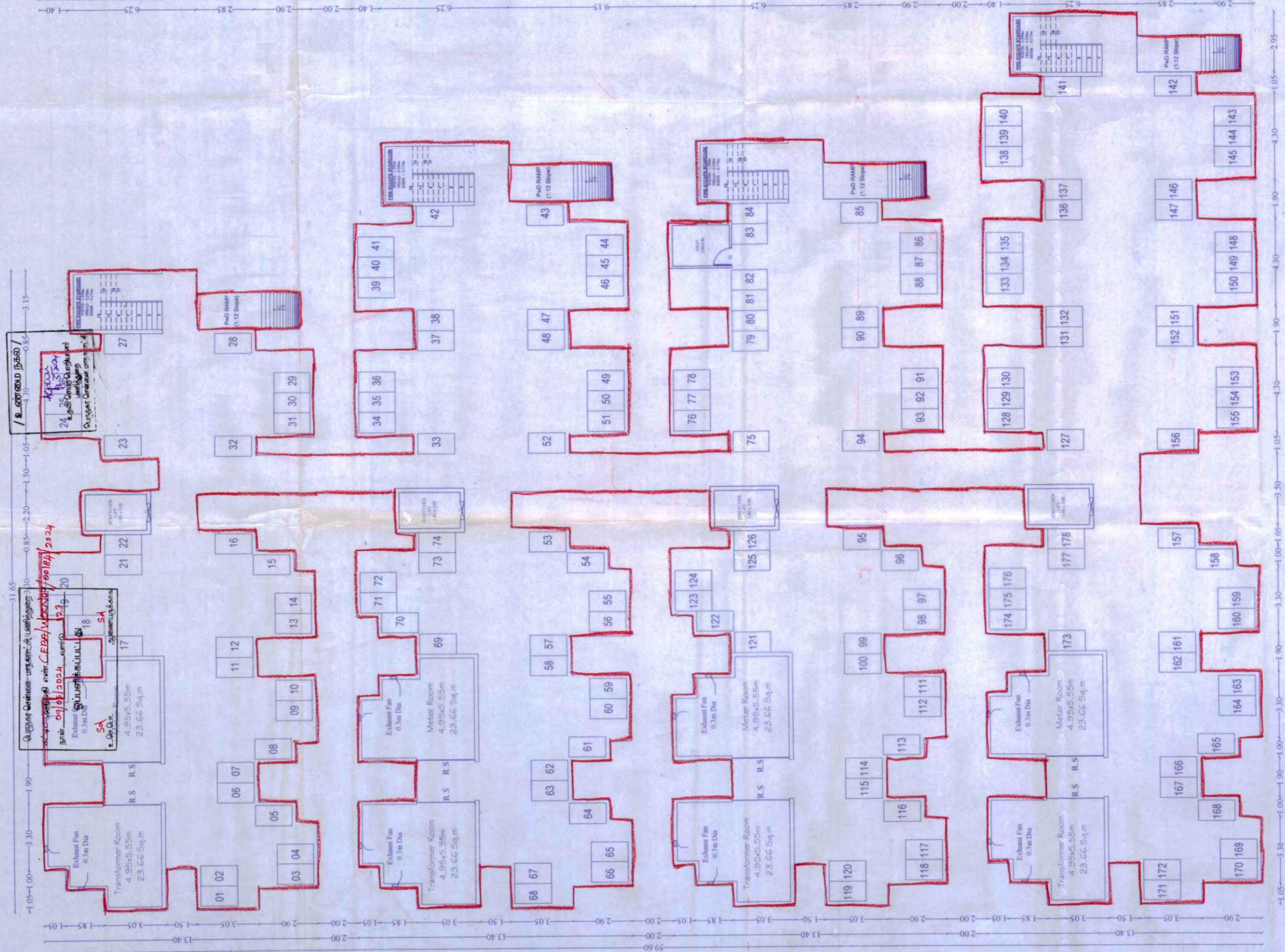
STRUCTURAL ENGINEER

SENIOR PLANNER

CHIEF ENGINEER



FIRST FLOOR PLAN



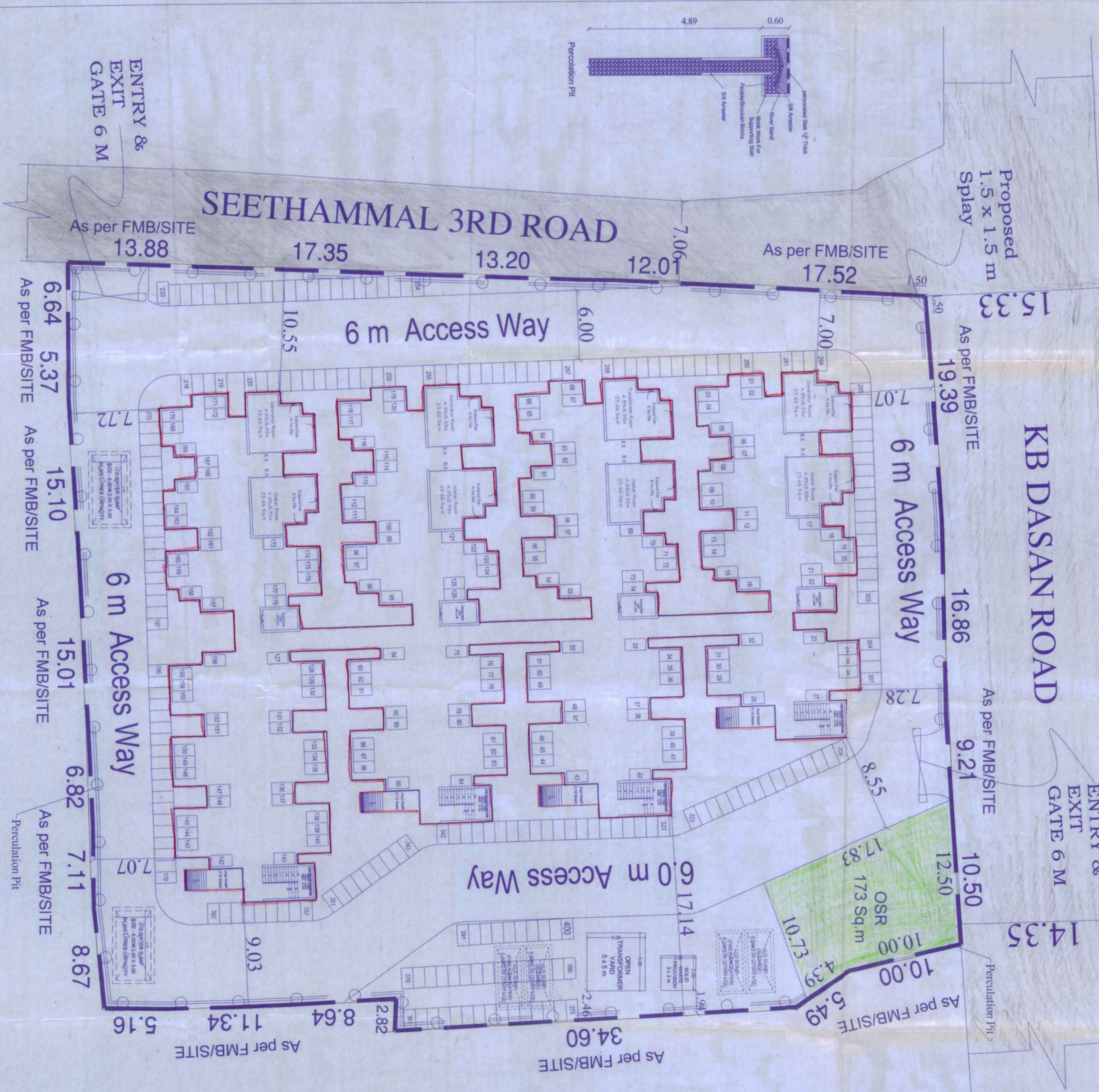
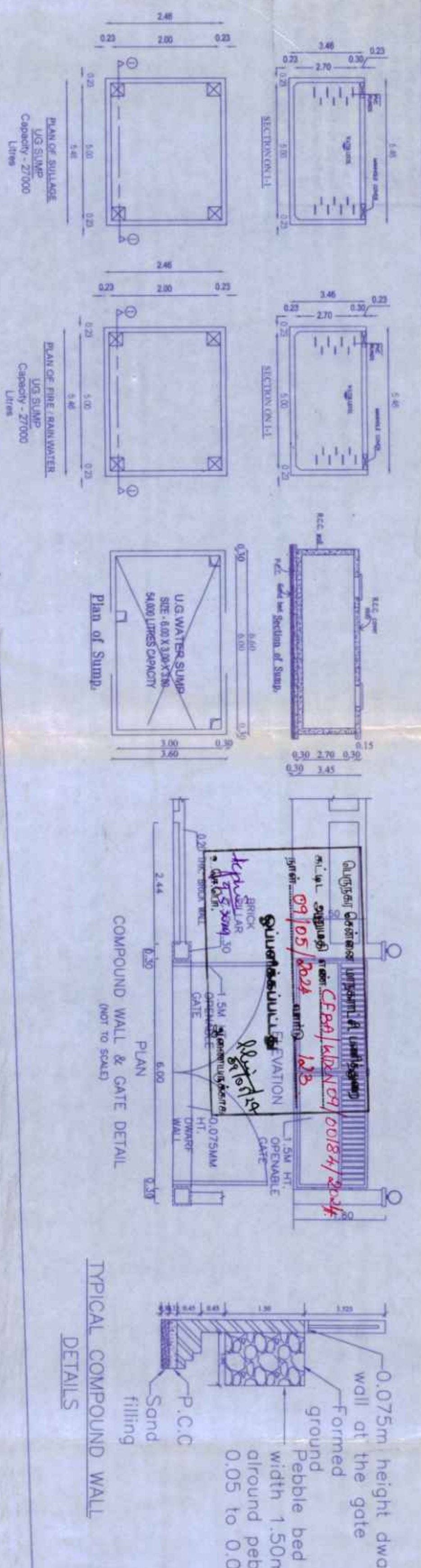
STILT FLOOR PLAN

The approval issued under New Rule TND & BR, 2019 is subject to the condition that the subject project shall be completed within the stipulated time frame of 24 months from the date of issue of the approval. The project shall be completed within the stipulated time frame of 24 months from the date of issue of the approval.

P.R.A. approved by
C.M.D.A. No. 109/2023
Lr.No. 109/2023
Dated: 10/10/2023

Approved by
L-1 No. 235/2023
Date: 02/12/2023

The proposed layout under New
F-1 TNCOD & SR 2013 is submitted
to the out come of WHR Petition
in W.P. (MD) No.8348 of 2013
before the Hon'ble Bench of
Madras High Court.



BLOCK A		
Floor	Number of Dwelling Units	FSI area
Stilt floor	PARKING	229.01 m ²
1 st Floor	40	1620.86 m ²
2 nd Floor	40	1603.02 m ²
3 rd Floor	40	1603.02 m ²
4 th Floor	40	1603.02 m ²
5 th Floor	40	1603.02 m ²
6 th Floor	40	1603.02 m ²
7 th Floor	39	1603.02 m ²
8 th Floor	40	1603.02 m ²
9 th Floor	40	1603.02 m ²
TOTAL AREA (BLOCK A)	360	14674.03 m ²

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
SHEET NO : 01/04

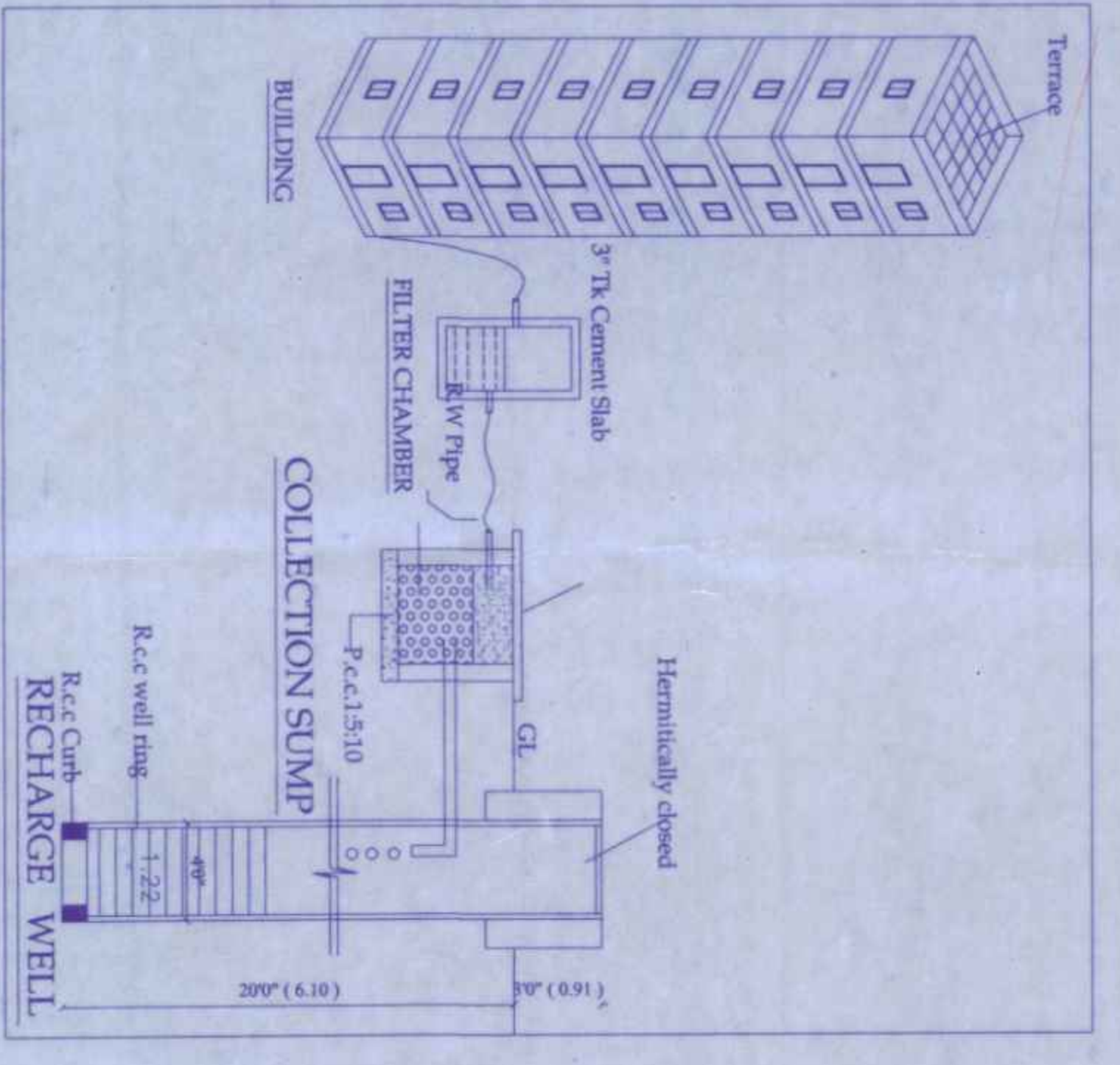
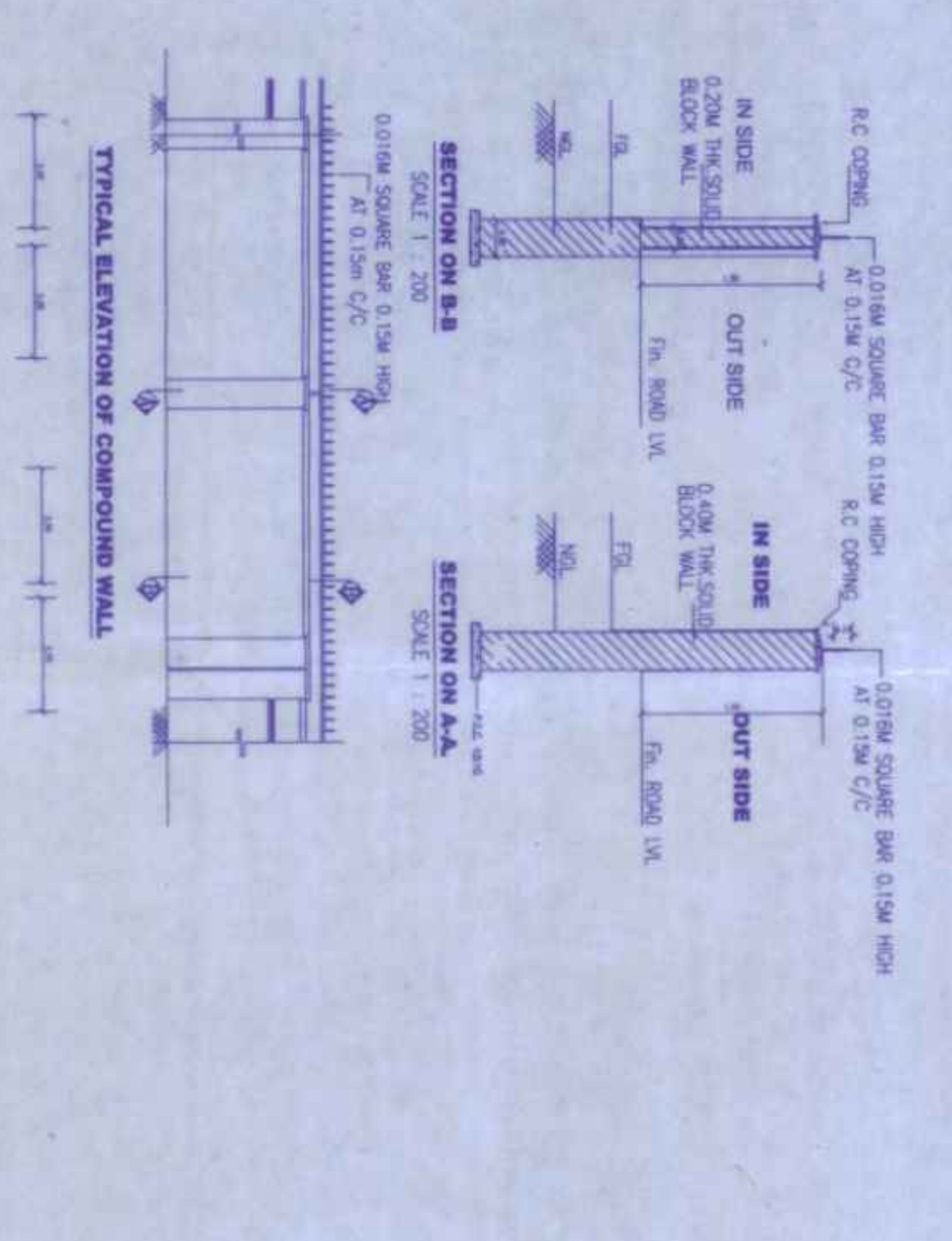
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PROPOSED TD NO: 88/2022
NO. OF FLOORS: S + 9
NO. OF UNITS/FLOORS: 40 Units / Floor
PLINTH AREA / UNIT: 40.29 Sq.m
NO. OF BLOCKS: 01 Nos.

TOTAL NO. OF TENEMENTS = 360 Nos.

AREA STATEMENT:
PLOT EXTENT: - 4667 sq.m.
DENSITY: - 771 units/Hect
PLOT COVERAGE: - 34.35 %
FLOOR SPACE INDEX (FSI): - 3.14

TWO WHEELER PARKING:
NO OF PARKING REQUIRED - 359 NOS
NO OF PARKING PROVIDED - 359 NOS



NOTE:
1. ALL DIMENSIONS ARE IN METER.

SCALE 1:100	PROJECT	BARYA NAGAR
SIZE: A1	DWG. TITLE	SITE PLAN

TECHNICAL ASST.
B. SATHYA PRABA
PLANNING ASSISTANT
No.120, R.K. Road
Chennai - 600 041.

ARCHITECT
EXECUTIVE ENGINEER

ASST. PLANNER
U. MANIHELA, A.M., A.P.
No.120, R.K. Road
Chennai - 600 041.

STRUCTURAL ENGINEER
CHIEF ENGINEER

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

Verified RealEstateTM

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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