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T-ONE (1)

SHEET NO.01/0

TAMIL NADU URABN HABITAT DEVELOPMENT BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 3 BLOCKS VIZ., **BLOCK - 1** : STILT FLOOR + 10 FLOORS WITH 199 DWELLING UNITS; **BLOCK - 2** : STILT FLOOR + 10 FLOORS WITH 139 DWELLING UNITS; **BLOCK - 3** : STILT FLOOR + 10 FLOORS WITH 129 DWELLING UNITS (TOTALLY 467 DWELLING UNITS) AT Dr.THOMAS ROAD, T.NAGAR, CHENNAI COMPRISED IN T.S.No. 6578/2(Part) BLOCK NO. 141 OF **T.NAGAR VILLAGE** WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA STATEMENT:

PLOT EXTENT - 7351.65 sq.m.

BLOCK 01

Floor	FSI area	Number of Dwelling Units
Stilt floor	91.71 m^2	-
1st Floor	794.57 m^2	20
2nd Floor	783.02 m^2	20
3rd Floor	783.02 m^2	20
4th Floor	783.02 m^2	20
5th Floor	783.02 m^2	20
6th Floor	783.02 m^2	20
7th Floor	783.02 m^2	19
8th Floor	783.02 m^2	20
9th Floor	783.02 m^2	20
10th Floor	783.02 m^2	20
TOTAL	**7,933.46 m^2**	**199**

BLOCK 02

Floor	FSI area	Number of Dwelling Units
Stilt floor	63.97 m^2	-
1st Floor	556.22 m^2	14
2nd Floor	547.82 m^2	14
3rd Floor	547.82 m^2	14
4th Floor	547.82 m^2	14
5th Floor	547.82 m^2	14
6th Floor	547.82 m^2	14
7th Floor	547.82 m^2	13
8th Floor	547.82 m^2	14
9th Floor	547.82 m^2	14
10th Floor	547.82 m^2	14
TOTAL	**5,550.57 m^2**	**139**

BLOCK 03

Floor	FSI area	Number of Dwelling Units
Stilt floor	63.97 m^2	-
1st Floor	523.91 m^2	13
2nd Floor	516.57 m^2	13
3rd Floor	516.57 m^2	13
4th Floor	516.57 m^2	13
5th Floor	516.57 m^2	13
6th Floor	516.57 m^2	13
7th Floor	516.57 m^2	12
8th Floor	516.57 m^2	13
9th Floor	516.57 m^2	13
10th Floor	516.57 m^2	13
TOTAL	**5,237.01 m^2**	**129**
TOTAL AREA	18,785.09 m^2	**467**
FSI (18,721.04/ 7351.65) = 2.546		

NOTE:

1. ALL DIMENSIONS ARE IN METER.

SCALE.	DWG. TITLE	SITE PLAN
1:400		

B. SATHIYA PRABA
PLANNING ASSISTANT
Registration No: [illegible]
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
No. Kamarajar Salai, Chennai-600 005.

ARCHITECT/ REGISTERED ENGINEER | ASST. PLANNER

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

R. Balamourougane
M.Tech.,FIAStructE.,FN.,MSE.,MSSE.,MIEC.,MNSDAG,MISTE.,
Centre for Urbanization, Buildings & Environment
IIT Madras Research Park, Chennai – 600 113
Registered Structural Engineer (GR – I)
CMDA REGD. No: SE/GR-I/2022/07/328

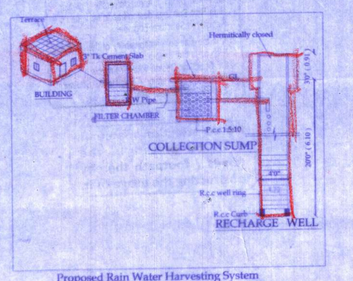
EXECUTIVE ENGINEER | STRUCTURAL ENGINEER

U. MANIMEKALAI,M.A.,MTP.,AITP.,
SENIOR PLANNER
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.

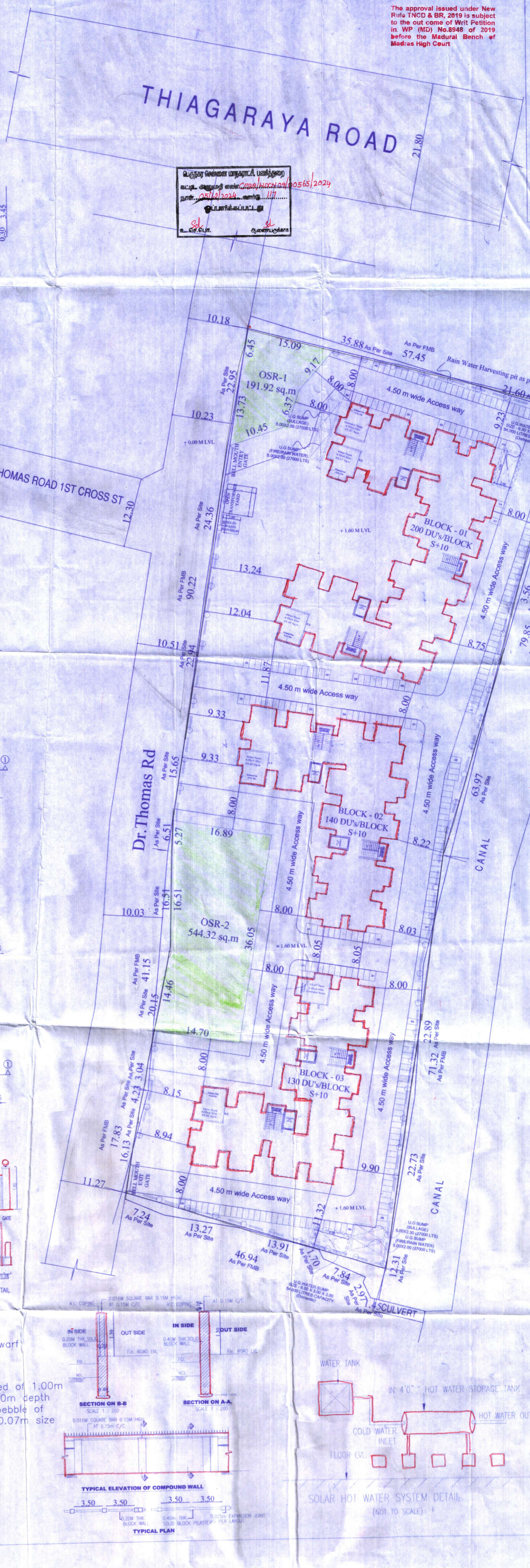
SENIOR PLANNER | for CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No. C2(2)/2021/2023
Dated. 03/10/2024

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 Madural Bench of Madras High Court

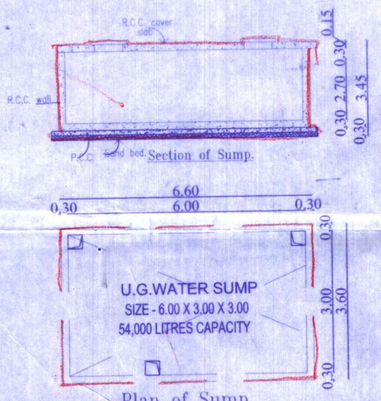


Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO-3A
(Not to Scale)



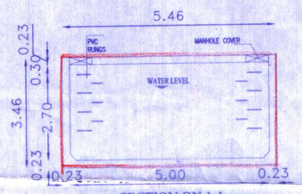


KEY PLAN
NOT TO SCALE

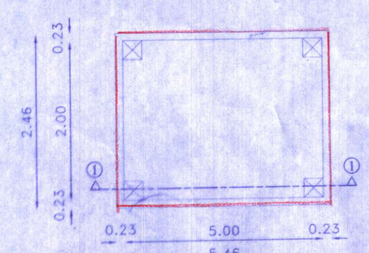


Section of Sump.

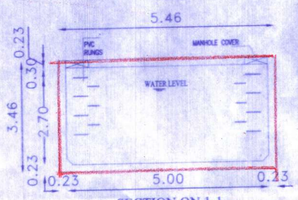
Plan of Sump.
(Domestic)



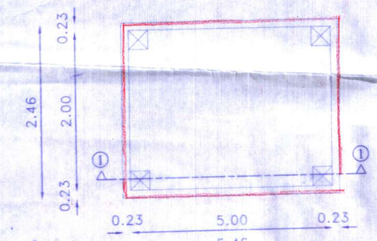
SECTION ON 1-1



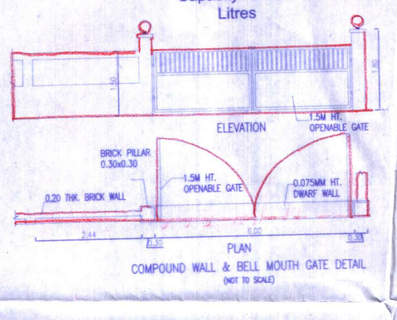
PLAN OF SULLAGE
UG SUMP
Capacity - 27000
Litres



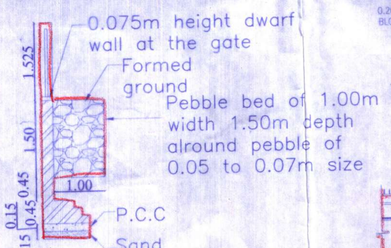
SECTION ON 1-1



PLAN OF FIRE / RAIN WATER
UG SUMP
Capacity - 27000
Litres

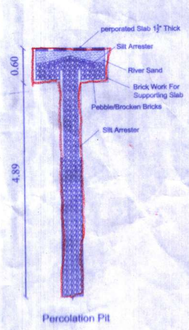


COMPOUND WALL & BELL MOUTH GATE DETAIL
(NOT TO SCALE)



TYPICAL COMPOUND WALL DETAILS

SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



Percolation Pit

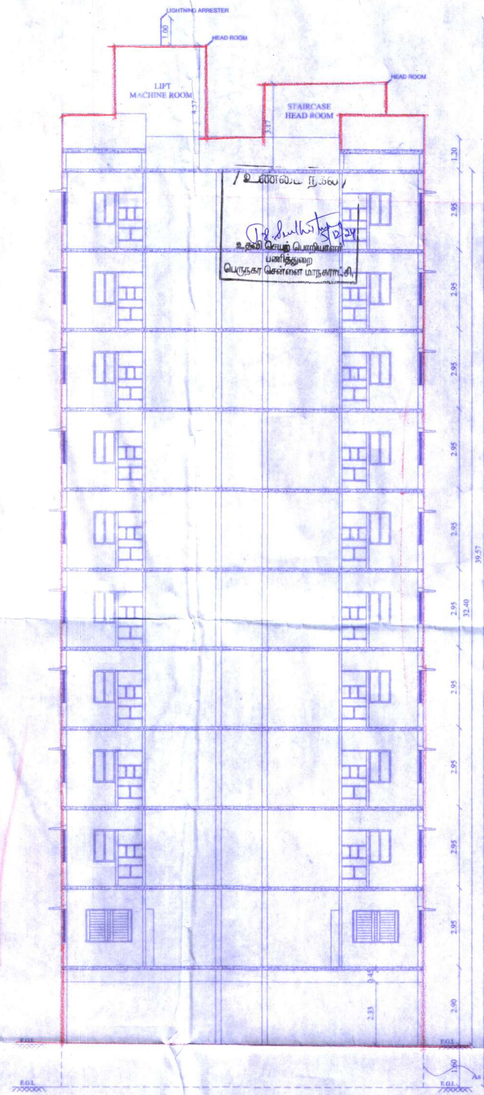
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No. C2(S1)/321/2023
Dated. 23/12/2024



பெருநகர சென்னை மாநகராட்சி பலர்ந்தவை
கட்டட அனுமதி எண்.CMDA/NOC/ 23705 15/2024
நாள் 23/12/2024 வார்டு 117
ஏற்றுக்கொள்ளப்பட்டது
உ.செ.பொ. Sd/- ஆணைப்படிதான்

ELEVATION
(BLOCK 02)



உதவி செயற் பொறியாளர்
பலர்ந்தவை
பெருநகர சென்னை மாநகராட்சி

SECTION AA'
(BLOCK 02)

SHEET NO.06/08

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

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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.

B. SATHIYA PRABA
PLANNING ASSISTANT
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Registered Engineer Grade-I (RE)
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ARCHITECT/ REGISTERED ENGINEER

ASST. PLANNER

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

R. Balamourougane
M.Tech., F.I.Struct.E., FIV, MISE, MISSE, MISC, MIMTARA, MISTE.,
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Registered Structural Engineer (GR – I)
CMDA/RSE(I)/STR/GR-I/2023/07/126
STRUCTURAL ENGINEER

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SENIOR PLANNER
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No.5, Kamarajar Salai, Chennai-600 005.
CHIEF ENGINEER

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URBAN HABITAT DEVELOPMENT BOARD

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KW	KITCHEN WINDOW	0.80 X 1.20
V	VENTILATOR	0.60 X 0.60

P.P.A approved by C.M.D.A vide Lr.No. 25/31/2023 Dated 02/01/2024

The approval issued under New Rule (TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.3948 of 2019 before the Madurai Bench of Madras High Court

SEVENTH FLOOR PLAN
(BLOCK 02)

TERRACE FLOOR PLAN
(BLOCK 02)

STILT FLOOR PLAN
(BLOCK 02)

FIRST FLOOR PLAN(BLOCK 02)

TYPICAL FLOOR PLAN (BLOCK 02)
(SECOND TO SIXTH & EIGHT TO TENTH FLOOR)

NOTE:

1. ALL DIMENSIONS ARE IN METER.

ARCHITECT/ REGISTERED ENGINEER

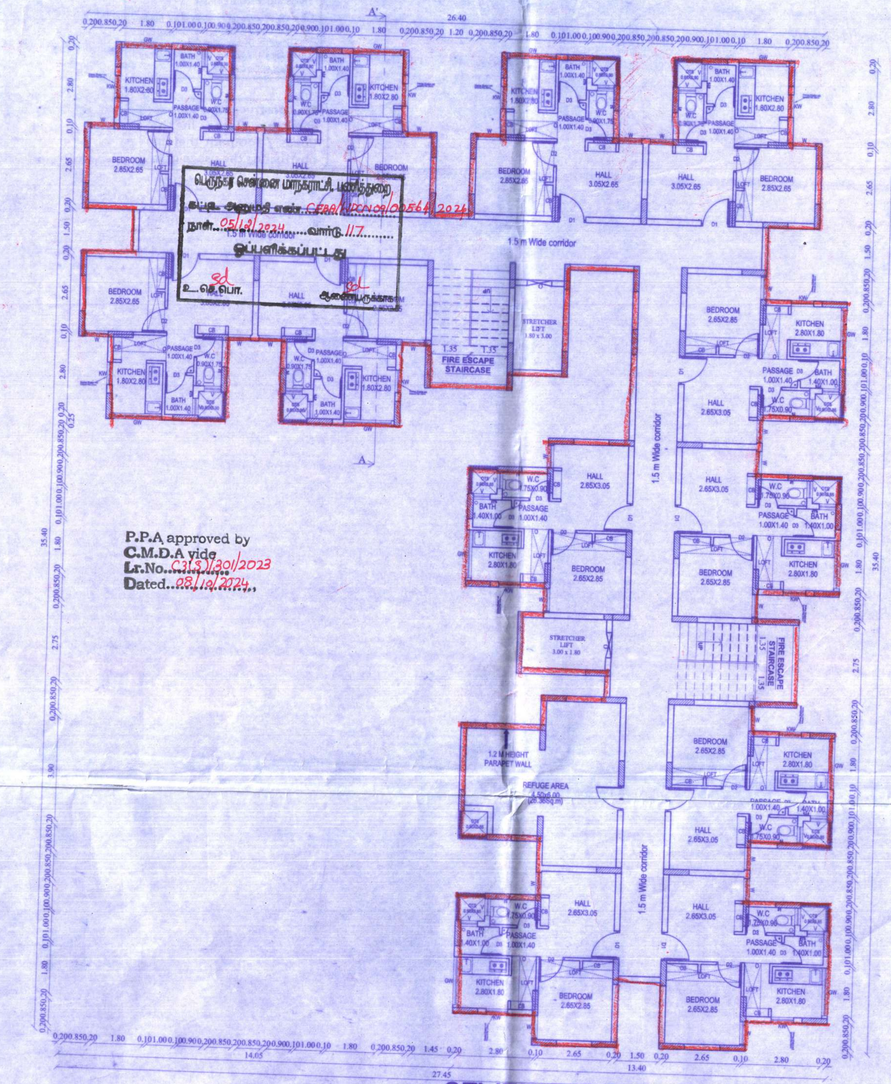
ASST. PLANNER

EXECUTIVE ENGINEER

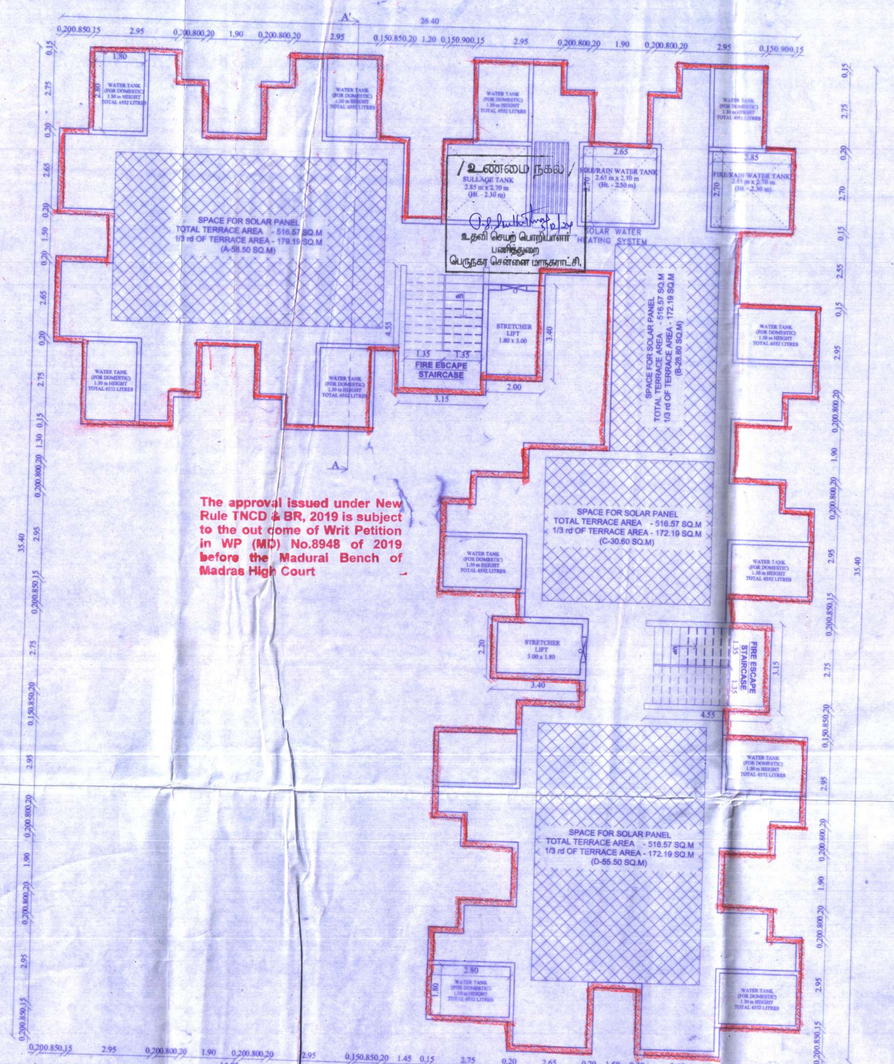
STRUCTURAL ENGINEER

SENIOR PLANNER

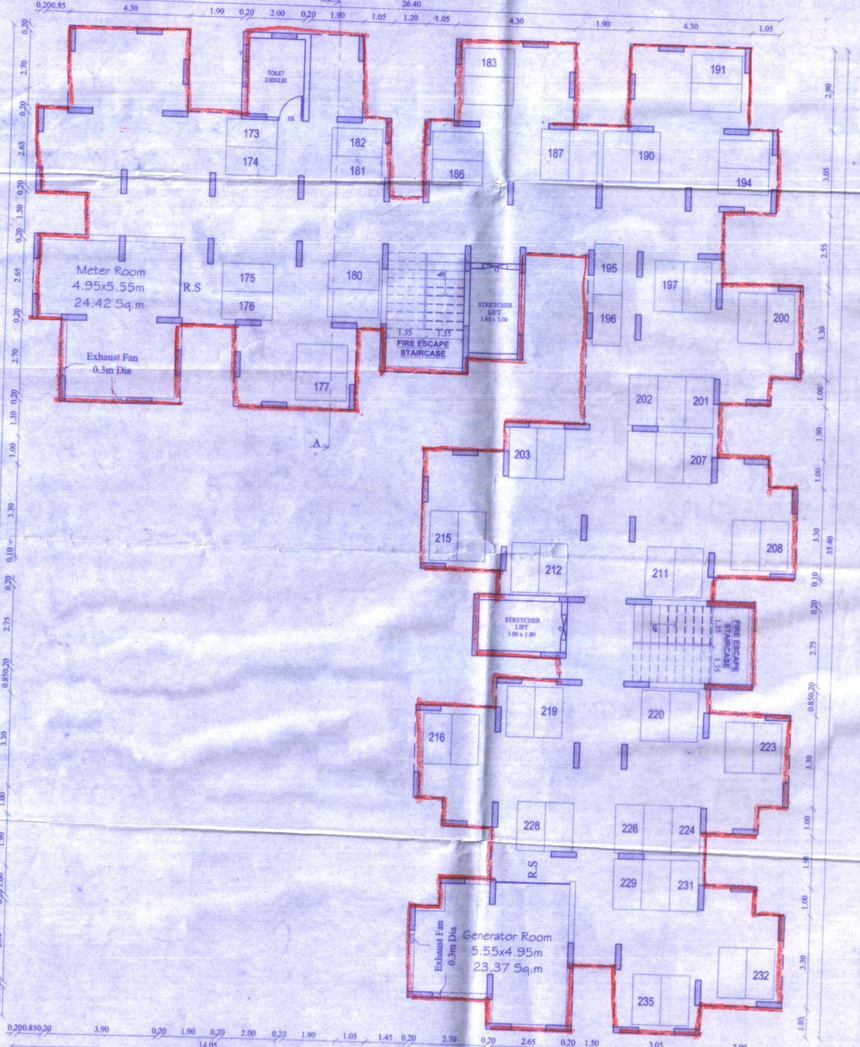
CHIEF ENGINEER



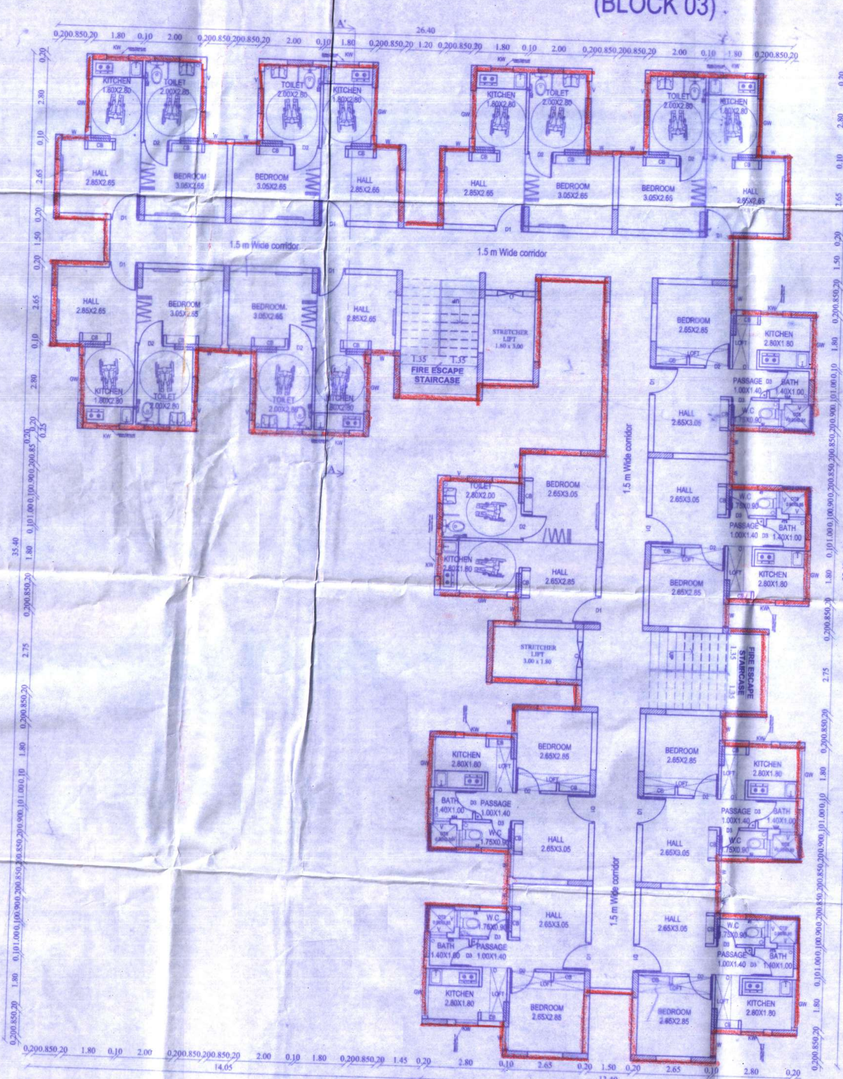
SEVENTH FLOOR PLAN
(BLOCK 03)



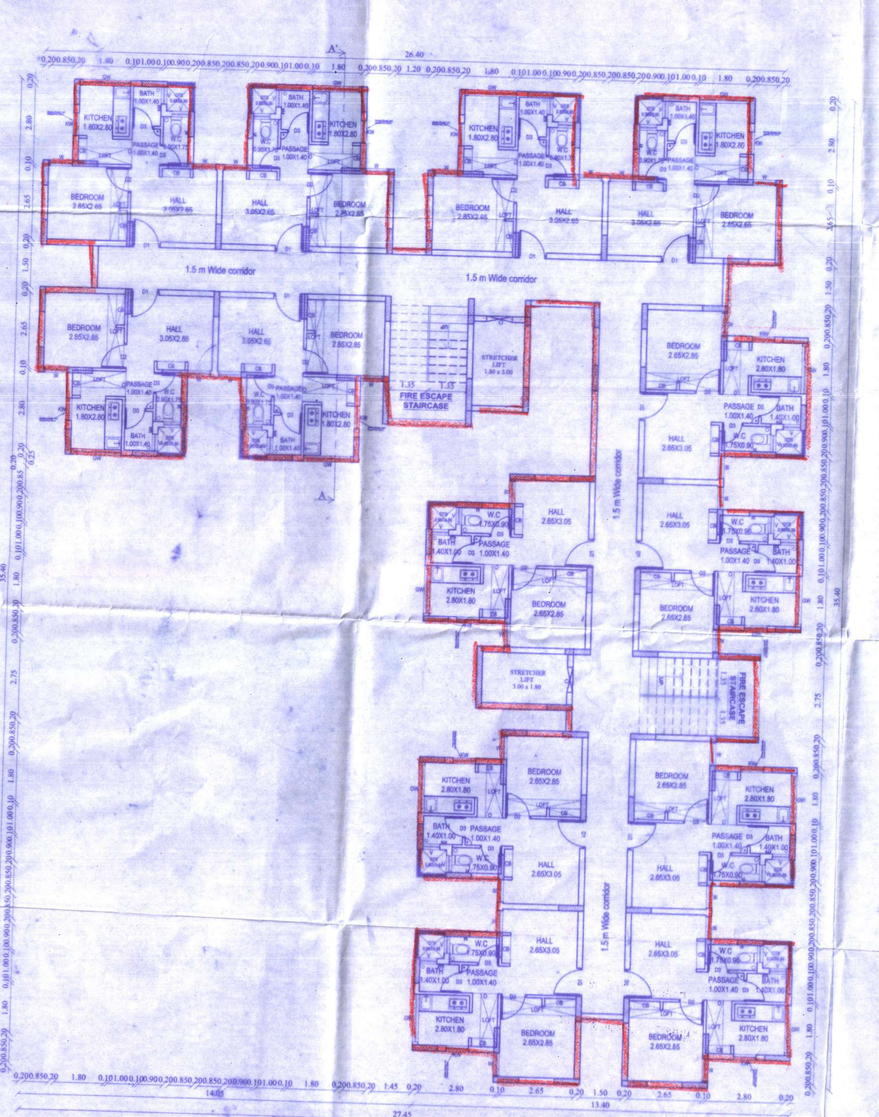
TERRACE FLOOR PLAN
(BLOCK 03)



STILT FLOOR PLAN
(BLOCK 03)



FIRST FLOOR PLAN
(BLOCK 03)



TYPICAL FLOOR PLAN (BLOCK 03)
(SECOND TO SIXTH & EIGHT TO TENTH FLOOR)

TAMIL NADU SHEET NO.07/08

URBAN HABITAT DEVELOPMENT BOARD

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V	VENTILATOR	0.60 X 0.60

NOTE:

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B. SATHIYA PRABA
PLANNING ASSISTANT
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Registered Engineer Grade-I (RE)
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ARCHITECT/ REGISTERED ENGINEER

ASST. PLANNER

Executive Engineer
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TNUHDB / Chennai - 600 004.
EXECUTIVE ENGINEER

R. Balamouroungane
M.Tech.,F.I.E.(I),F.I.V.,M.I.S.E.,M.I.E.,M.I.E.E.,M.I.E.M.E.,M.I.E.,
Centre for Urbanization, Buildings & Environment
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Registered Structural Engineer (GR – I)
CMDA REGN. No. SE/GR-I/2022/0242
STRUCTURAL ENGINEER

SENIOR PLANNER

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

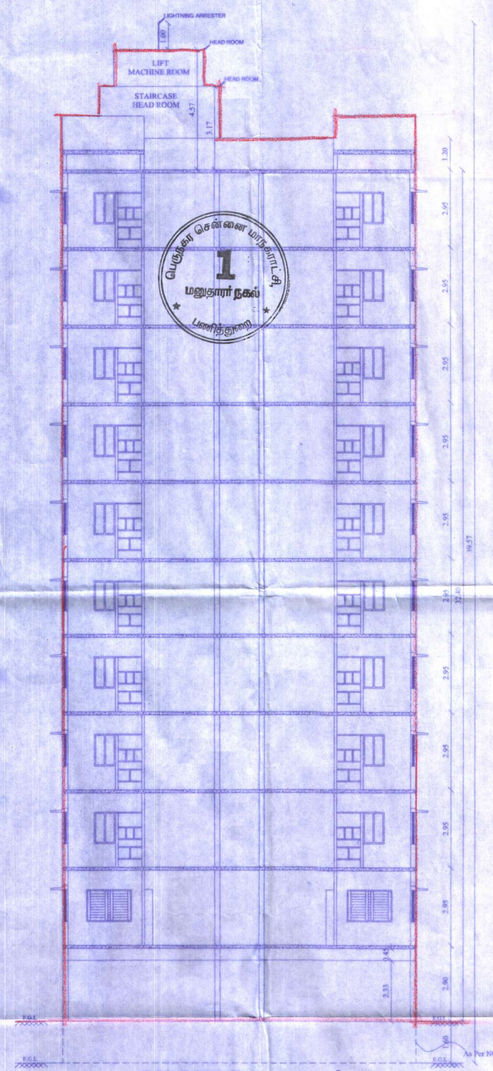
P.P.A approved by
C.M.D.A vide
Lr.No. 23317/2012/2023
Dated 08/12/2023.

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.6948 of 2019 before the Madurai Bench of Madras High Court

பெருநகர் சென்னை மாநகராட்சி பணித்தலை
கட்டிட அனுமதி எண்.CMDA/ENG/000850/2024
நாள்..05/12/2024 வாரம்.....ரிரு.....
ஒப்பளிக்கப்பட்டது
உ.செ.பொ./ ஆணையருக்காக



ELEVATION
(BLOCK 03)



SECTION AA'
(BLOCK 03)

SHEET NO.08/08

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

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Registered Engineer Grade I (RE)
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ARCHITECT
REGISTERED ENGINEER

ASST. PLANNER

Executive Engineer
DN - V
TNUHDB / Chennai - 600 024
EXECUTIVE ENGINEER

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M.Tech., FIAStructE., FIV., MISE., MISSE., MIEC., MACAG, MISTE.,
Centre for Urbanization, Buildings & Environment
IIT Madras Research Park, Chennai – 600 113.
Registered Structural Engineer (GR – I)
CMDA/TECH/No.RE/GR-I/2024/07/058
STRUCTURAL ENGINEER

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

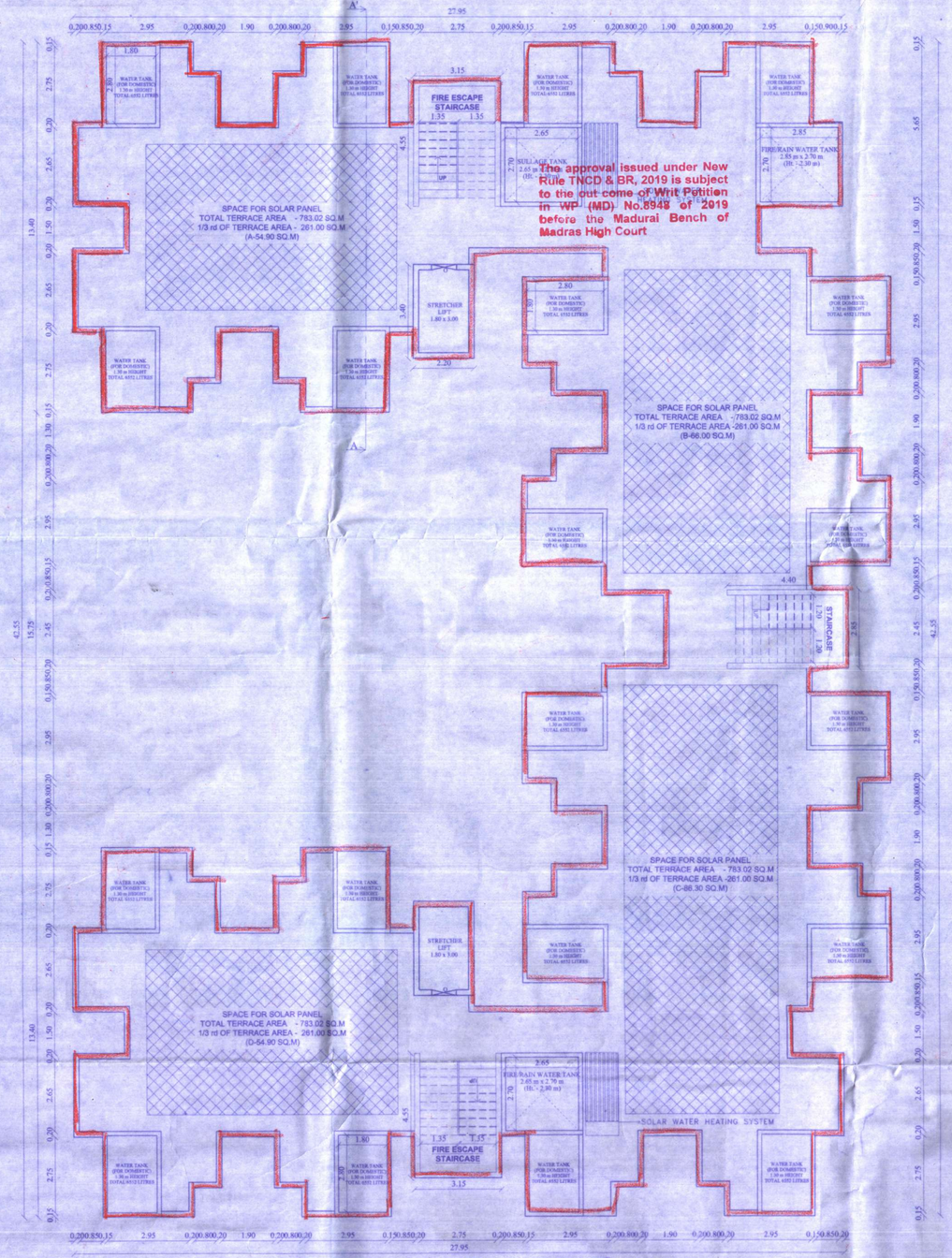
CHIEF ENGINEER

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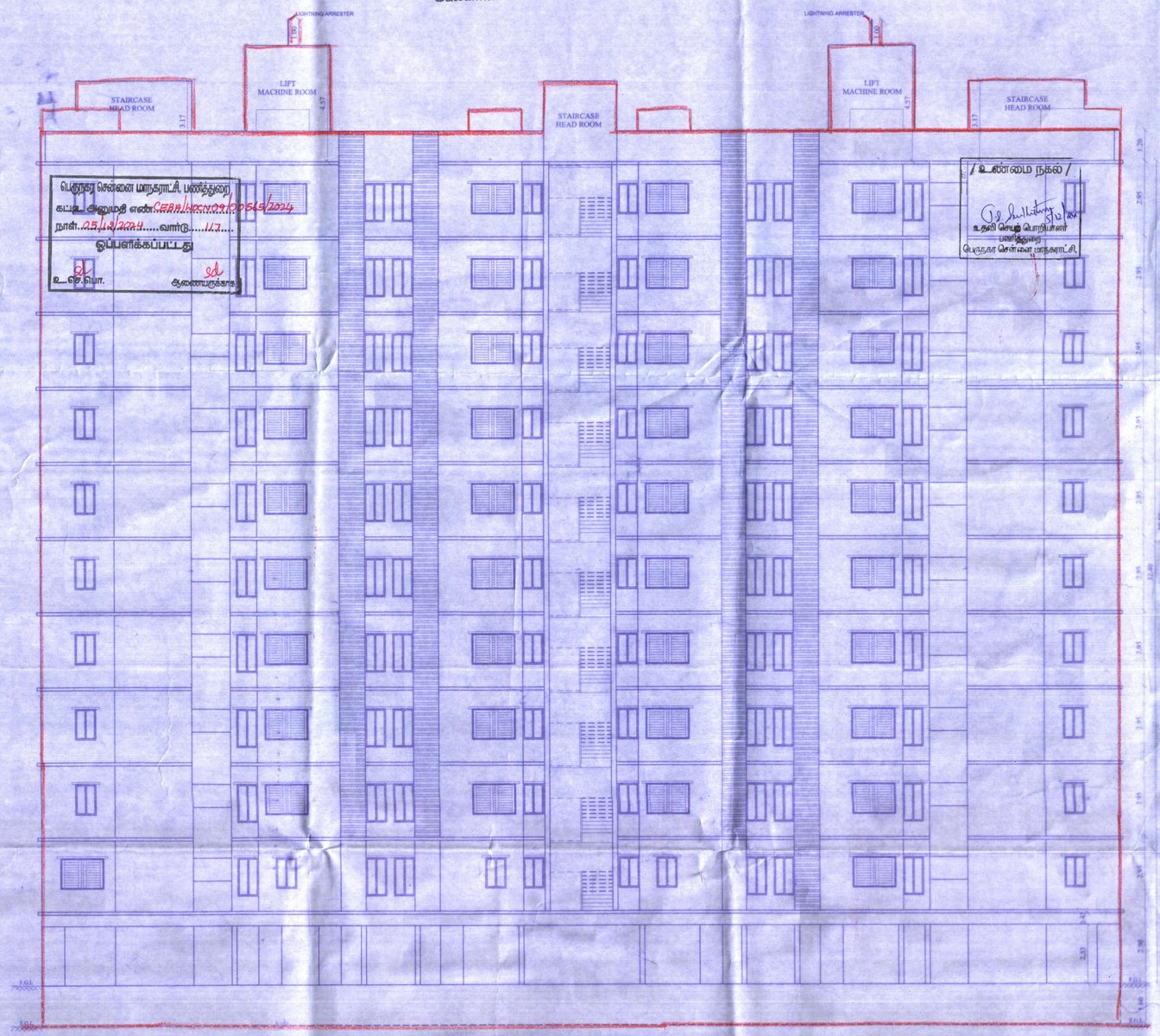
P.P.A approved by
C.M.D.A vide
Lr.No. C/15120/2023
Dated...22.11.2024

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்:Plan/Invoice/1205/2024
நாள்..25/11/2024.....வரை.....மட்டும்
ஒப்பளிக்கப்பட்டது
உ.செ.நிபொ. உதவிப்பொறியாளர்

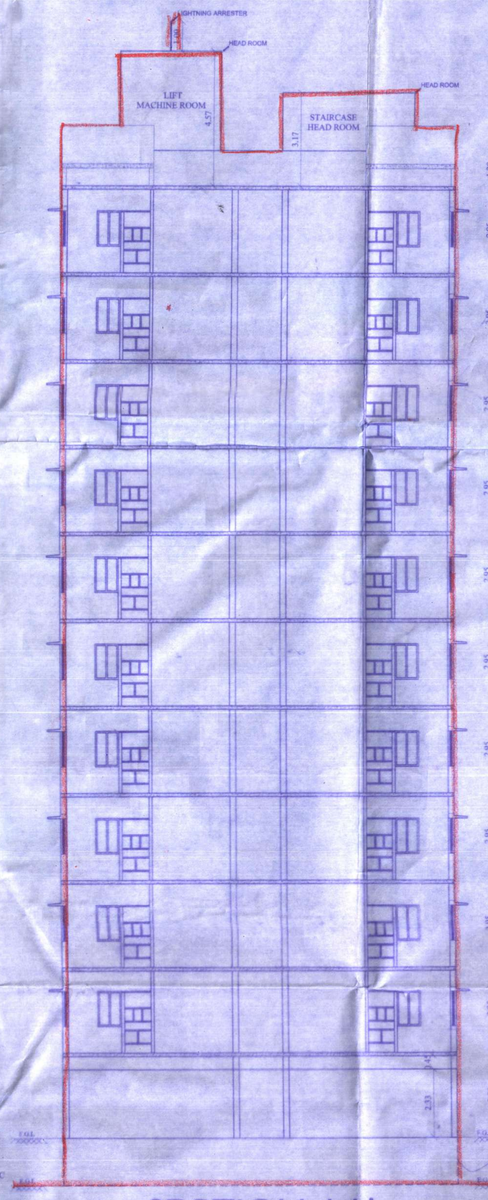
/ உண்மை நகல் /
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பணிகள்
பெருநகர சென்னை மாநகராட்சி



TERRACE FLOOR PLAN
(BLOCK 01)



ELEVATION
(BLOCK 01)



SECTION AA'
(BLOCK 01)

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

SHEET NO.04/08

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 3 BLOCKS VIZ., **BLOCK - 1** : STILT FLOOR + 10 FLOORS WITH 199 DWELLING UNITS; **BLOCK - 2** : STILT FLOOR + 10 FLOORS WITH 139 DWELLING UNITS; **BLOCK - 3** : STILT FLOOR + 10 FLOORS WITH 129 DWELLING UNITS (TOTALLY 467 DWELLING UNITS) AT Dr.THOMAS ROAD, T.NAGAR, CHENNAI COMPRISED IN T.S.No. 6578/2(Part) BLOCK NO. 141 OF **T.NAGAR VILLAGE** WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

NOTE:

1. ALL DIMENSIONS ARE IN METER.

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

B. SATHIYA PRABA
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ARCHITECT/
REGISTERED ENGINEER

ASST. PLANNER

Executive Engineer
DN - V
TNUHDB / Chennai - 600 005.

EXECUTIVE ENGINEER

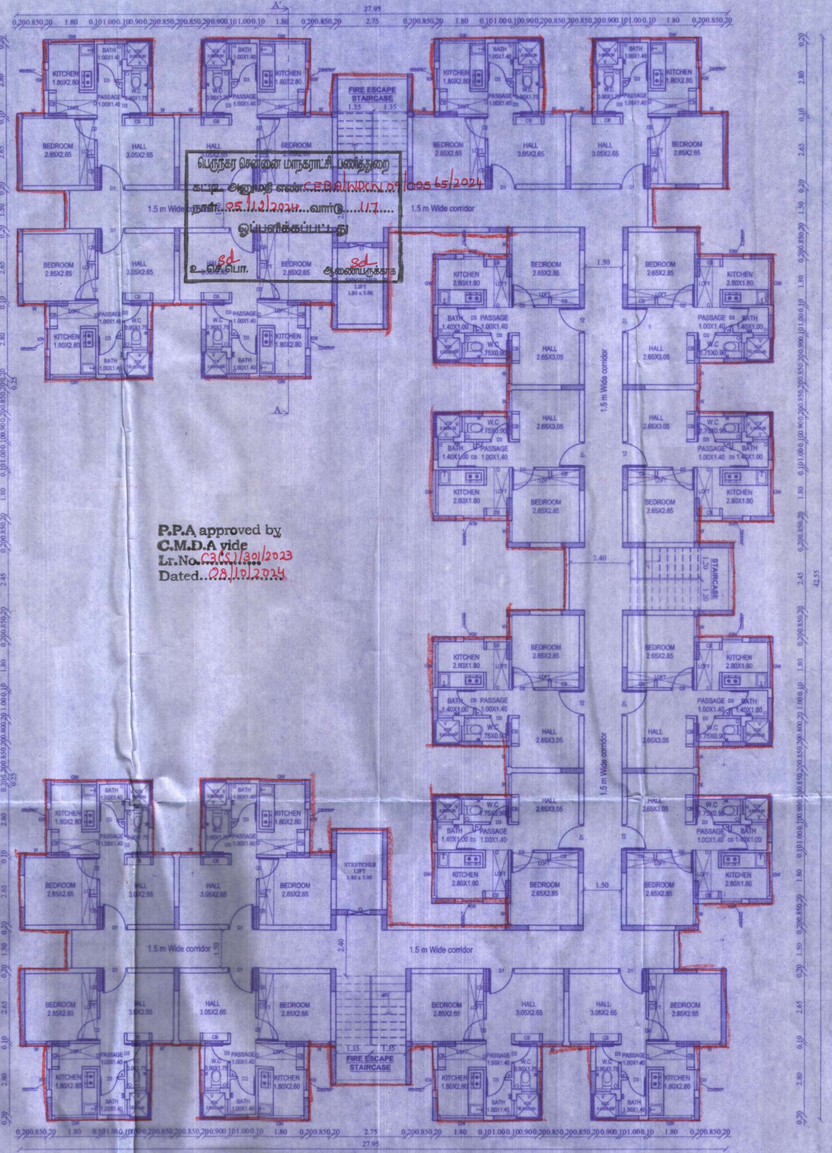
R. Balamurugan
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IIT Madras Research Park, Chennai – 600 113
Registered Structural Engineer (GR – I)
CMDA RECO. No. SE/GR-I/2022/07/328

STRUCTURAL ENGINEER

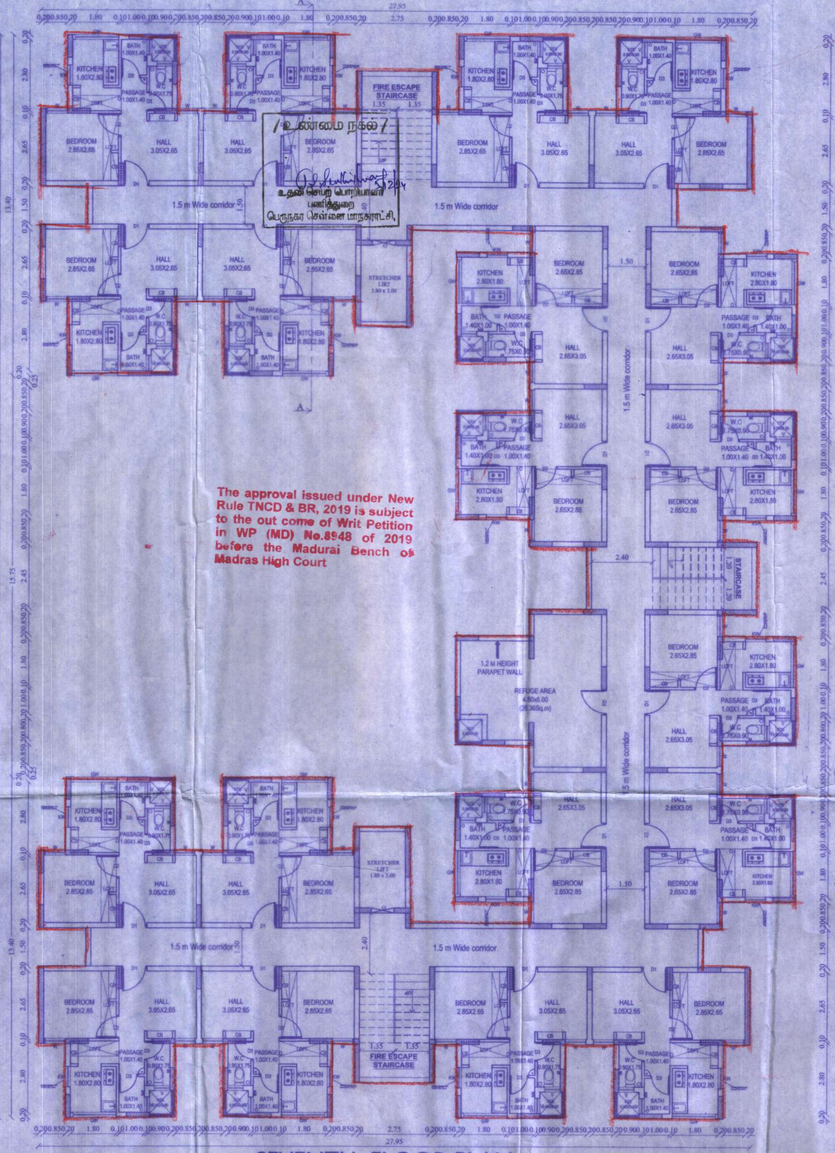
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SENIOR PLANNER

CHIEF ENGINEER



TYPICAL FLOOR PLAN (BLOCK 01)
(SECOND TO SIXTH & EIGHT TO TENTH FLOOR)



SEVENTH FLOOR PLAN
(BLOCK 01)

P.P.A approved by
C.M.D.A vide
Lr.No. C/ATS/1201/2023
Dated. 08/10/2024

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

/ உரிமை ஈகை /

உதவி செயற் பொறியாளர்
பகுதி/திருவ
பெருநகர் சென்னை மாநகராட்சி

பெருநகர் சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண்: C.B.D./N.O.C. No. 65/2024
நாள்: 05/11/2024...வார்டு....117.....
ஒப்புவிக்கப்பட்டது
Sd
உதவிபொ.
Sd
அனுமதிக்கை

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

SHEET NO.03/08

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 3 BLOCKS VIZ., **BLOCK - 1** : STILT FLOOR + 10 FLOORS WITH 199 DWELLING UNITS; **BLOCK - 2** : STILT FLOOR + 10 FLOORS WITH 139 DWELLING UNITS; **BLOCK - 3** : STILT FLOOR + 10 FLOORS WITH 129 DWELLING UNITS (TOTALLY 467 DWELLING UNITS) AT Dr.THOMAS ROAD, T.NAGAR, CHENNAI COMPRISED IN T.S.No. 6578/2(Part) BLOCK NO. 141 OF **T.NAGAR VILLAGE** WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

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REGISTERED ENGINEER

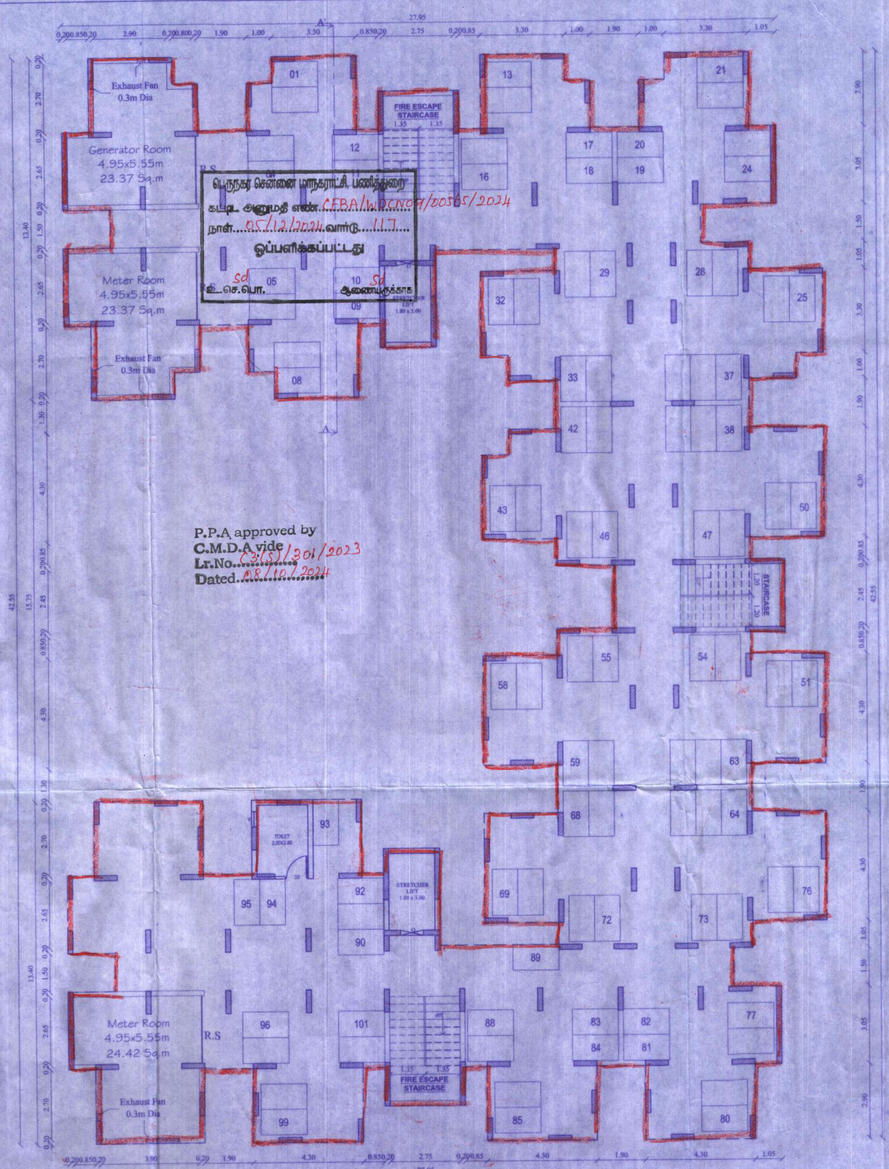
ASST. PLANNER

Executive Engineer
DN - V
THIRUVI/Chennai-600 004
EXECUTIVE ENGINEER

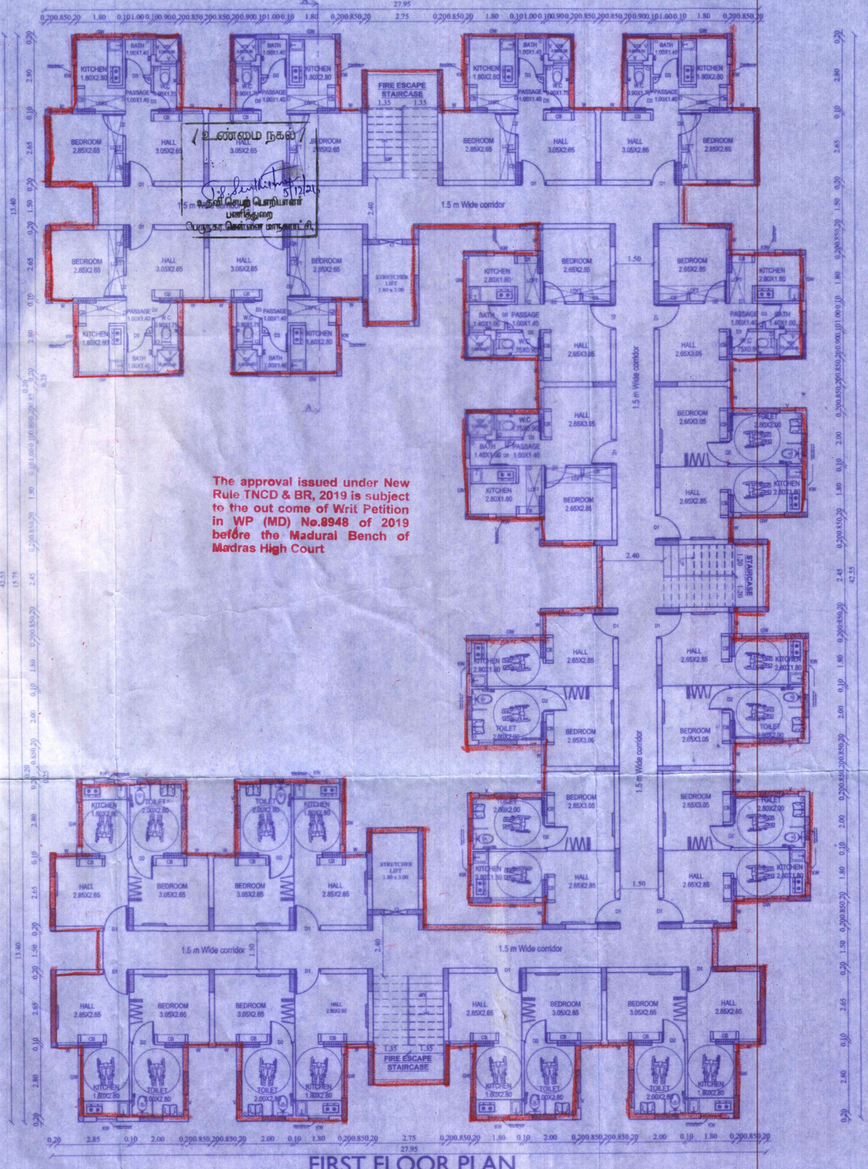
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for CHIEF ENGINEER

SENIOR PLANNER



STILT FLOOR PLAN
(BLOCK 01)



FIRST FLOOR PLAN
(BLOCK 01)

பெருநகர் சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்:.CEBA/Lr.DCN(2)/2015/2024
நாள்:.05/10/2024 வார்டு:.117.....
ஒப்புளிக்கப்பட்டது
உ.செ.பொ. Sd ஆணையர்/தலை Sd

P.P.A approved by
C.M.D.A vide
Lr.No.:.....
Dated.....

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SHEET NO.02/08

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

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CHIEF ENGINEER



our services doesn't just end there

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.

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NRI & Investment Services

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Compliance & Special Services

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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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OMR Thoraipakkam,
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