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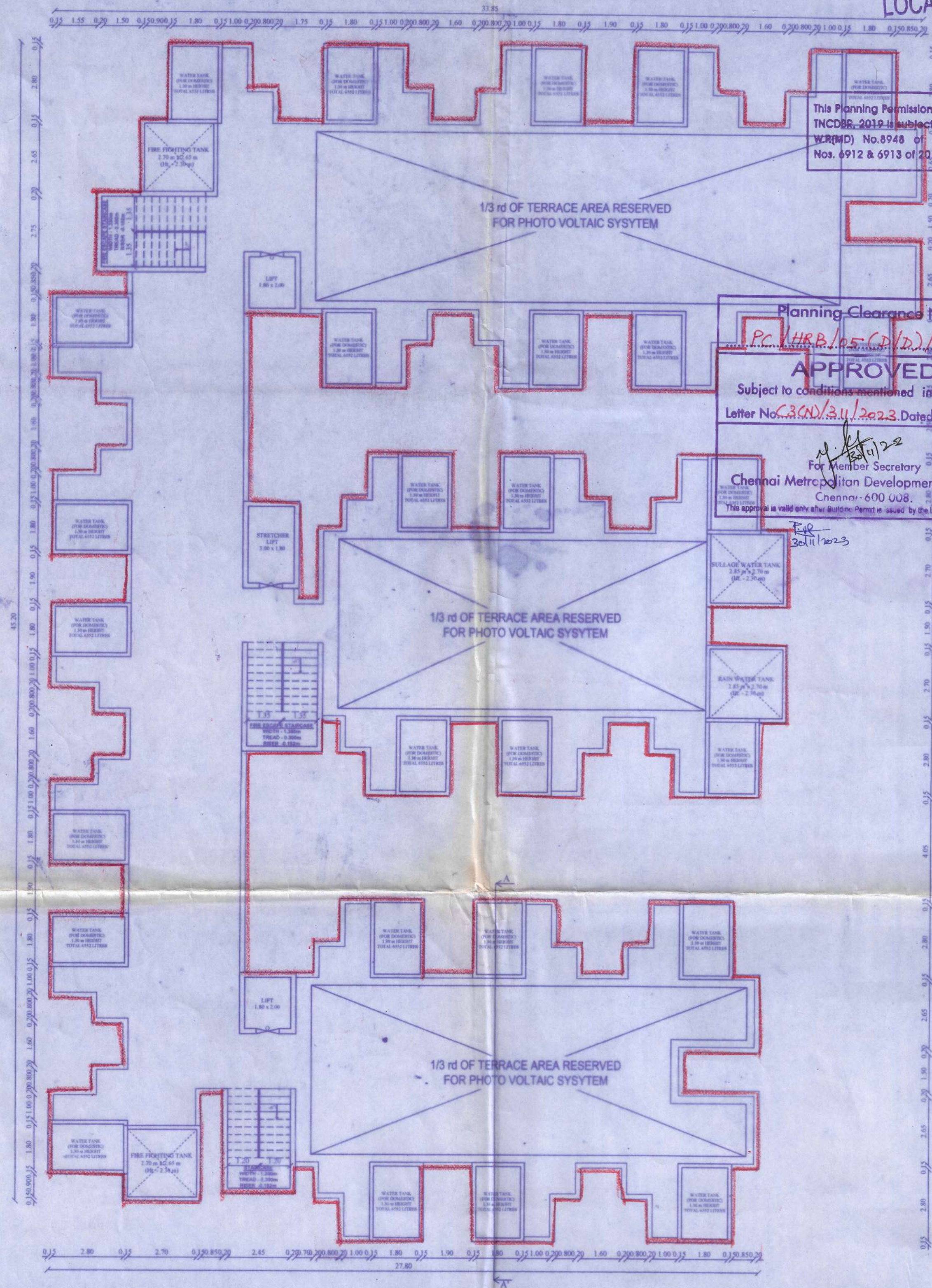
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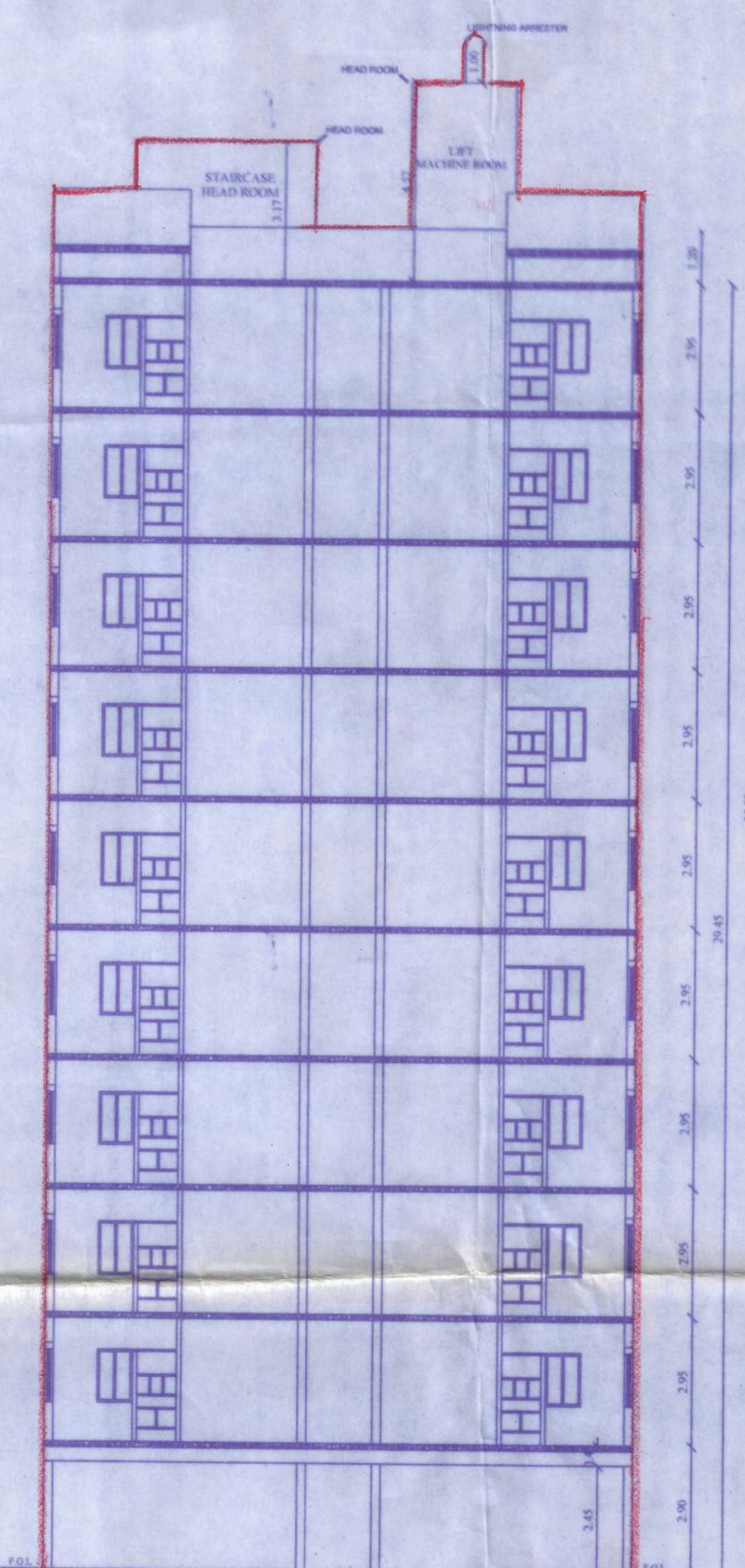
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TERRACE FLOOR PLAN (BLOCK 01)



ELEVATION (BLOCK 01)



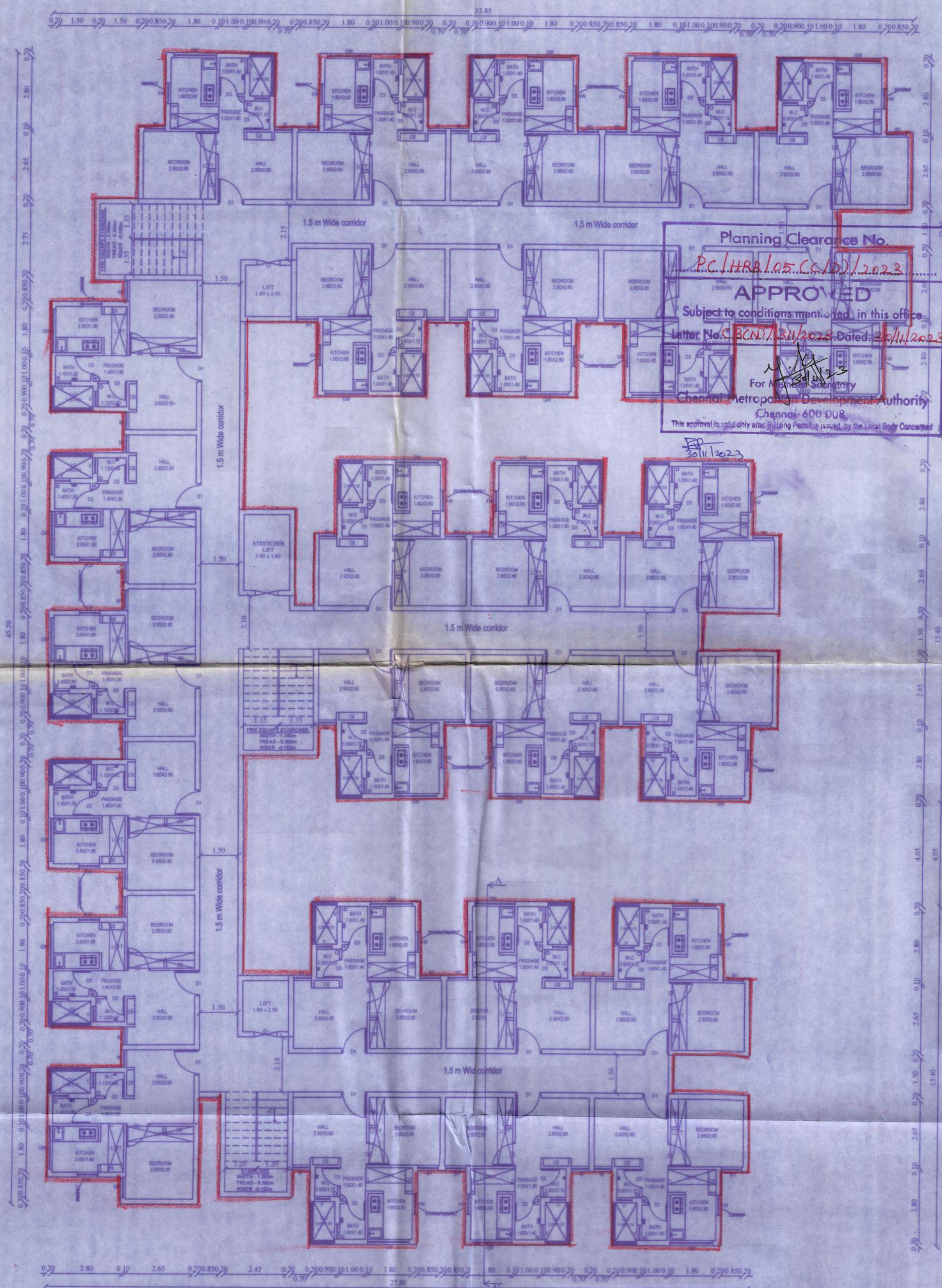
SECTION AA' (BLOCK 01)

TAMIL NADU		SHEET NO:04/04		AREA DETAILS :		SCHEDULE OF JOINERY PER TENEMENT							
URBAN HABITAT DEVELOPMENT BOARD TYPE DESIGN NO.29(R1)/2021 BLOCK NO.01 (S+09 FLOORS) (27 DWELLING UNIT / FLOOR) [243 DWELLING UNIT / BLOCK]				PLINTH AREA / UNIT (INCLUDING COMMON AREA)		- 36.95 sq.m	TYPE	DESCRIPTION	SIZE(M)			TECHNICAL ASSISTANT	TOWN PLANNING SPECIALIST
				COMMON AREA / UNIT		- 7.49 sq.m	D1	MAIN DOOR	1.00 X 2.10			B. SATHIYA PRAHA PLANNING ASSISTANT Registration No: RE/GR-1/11. 09/2003 Registered Engineer Grade-I (RE) Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.	
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)		- 29.46 sq.m	D2	DOOR	0.90 X 2.10								
CARPET AREA / UNIT (GENERAL UNIT)		- 24.43 sq.m	D3	DOOR	0.75 X 2.10								
CARPET AREA / UNIT (PwD UNIT)		- 26.40 sq.m	O	OPENING	0.90 X 2.10								
PLAN SHOWING THE PROPOSED RECONSTRUCTION OF HIGH RISE BUILDING (STILT FLOOR + 9 FLOORS) WITH 243 DWELLING UNITS (1 UNIT USED FOR REFUGE AREA AT SEVENTH FLOOR) AT CHETTY THOTTAM COMPRISED IN R.S.No.96/1, BLOCK.NO 05, TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.			W	WINDOW	0.70 X 1.60								
			W1	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	CHETTY THOTTAM			EXECUTIVE ENGINEER EX-100001 IN CHARGE VYASAPADI, CHENNAI-600 038	STRUTURAL ENGINEER Registration No: SE/GR-1/2020/07/273 Registered Structural Engineer Grade-I (SE) Tamil Nadu Urban Habitat Development Board # 5, Kamarajar Salai, Chennai-600 005.			
				SIZE A1	DWG. TITLE	BUILDING PLAN					U. MANIMEKALAI, M.A.,MTP.,AITP., SENIOR PLANNER Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.		
										SENIOR PLANNER	CHIEF ENGINEER		

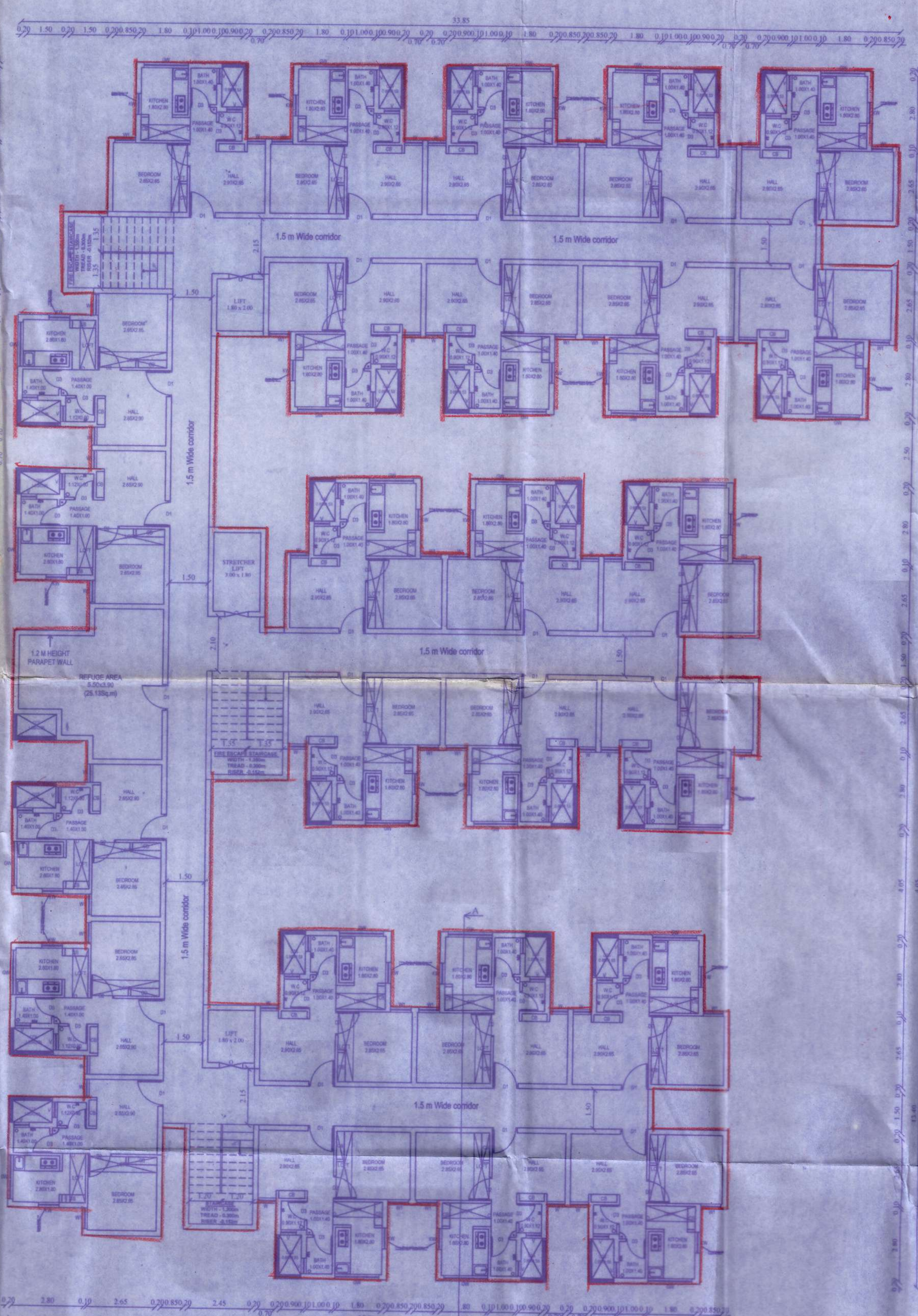
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This Planning Permission issued under New Rule, TNCDR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos: 6912 & 6913 of 2019.

Planning Clearance No. PC/HRB/05/CC/MD/2022
APPROVED
Subject to conditions mentioned in this office
Letter No. C.C.N/24/2022 Dated 29/11/2022
For Municipal Secretary
Chennai Metropolitan Development Authority
Chennai-600 008
This approval is valid only when Building Permitting issued by the Local Body Concerned.



TYPICAL FLOOR PLAN 02 to 06 & 08,09 (BLOCK 01)



SEVENTH FLOOR PLAN (BLOCK 01)

TAMIL NADU SHEET NO:03/04
URBAN HABITAT DEVELOPMENT BOARD
TYPE DESIGN NO.29(R1)/2021
BLOCK NO.01
(S+09 FLOORS)
(27 DWELLING UNIT / FLOOR)
(243 DWELLING UNIT / BLOCK)

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF HIGH RISE BUILDING (STILT FLOOR + 9 FLOORS) WITH 243 DWELLING UNITS (1 UNIT USED FOR REFUGE AREA AT SEVENTH FLOOR) AT CHETTY THOTTAM COMPRISED IN R.S.No.96/1, BLOCK.NO 05, TONDARPET VILLAGE, FORT TONDARPET TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 36.95 sq.m
COMMON AREA / UNIT	- 7.49 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.46 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 24.43 sq.m
CARPET AREA / UNIT (PwD UNIT)	- 26.40 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	0.70 X 1.60
W1	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 CHETTY THOTTAM
SIZE A1 DWG. TITLE BUILDING PLAN

TECHNICAL ASSISTANT
B. SATHIYA 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.
REGISTERED ENGINEER
ASST. PLANNER
EXECUTIVE ENGINEER
DIVISION-4 T.N.U.H.D.B
VYASARPADI, CHENNAI-600 039
EXECUTIVE ENGINEER
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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This Planning Permission issued under New Rule
TMCDBR, 2019 is subject to final outcome of the
W.P.(MD) No.6948 of 2019 and WMP (MD)
Nos. 6912 & 6913 of 2019.

Planning Clearance No.

PC/HRB/05(B/D)/2023

APPROVED

Subject to conditions mentioned in this office

Letter No. 2360/311/2023 Dated 30/11/2023

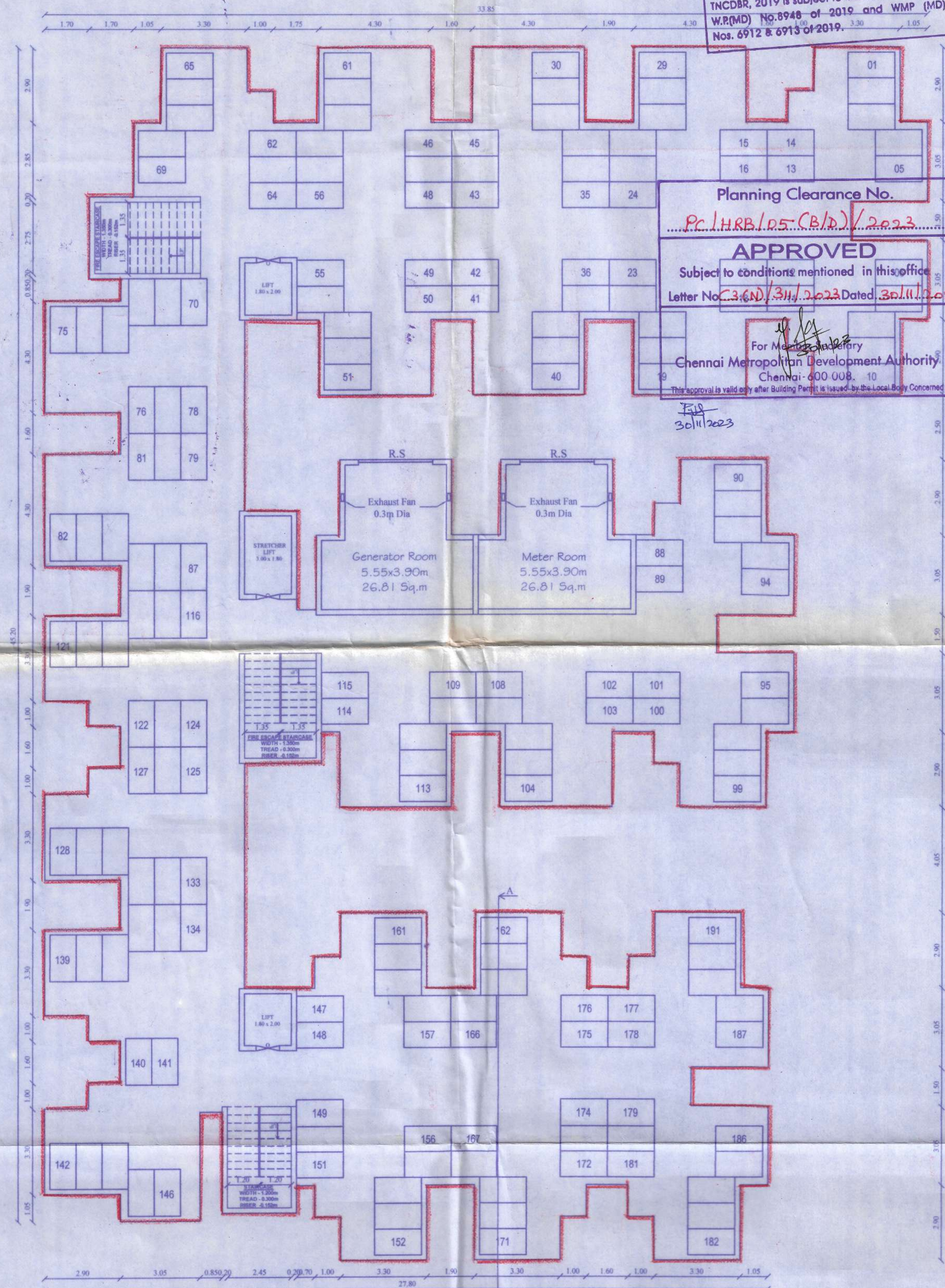
For M/s. Sathya Praba

Chennai Metropolitan Development Authority

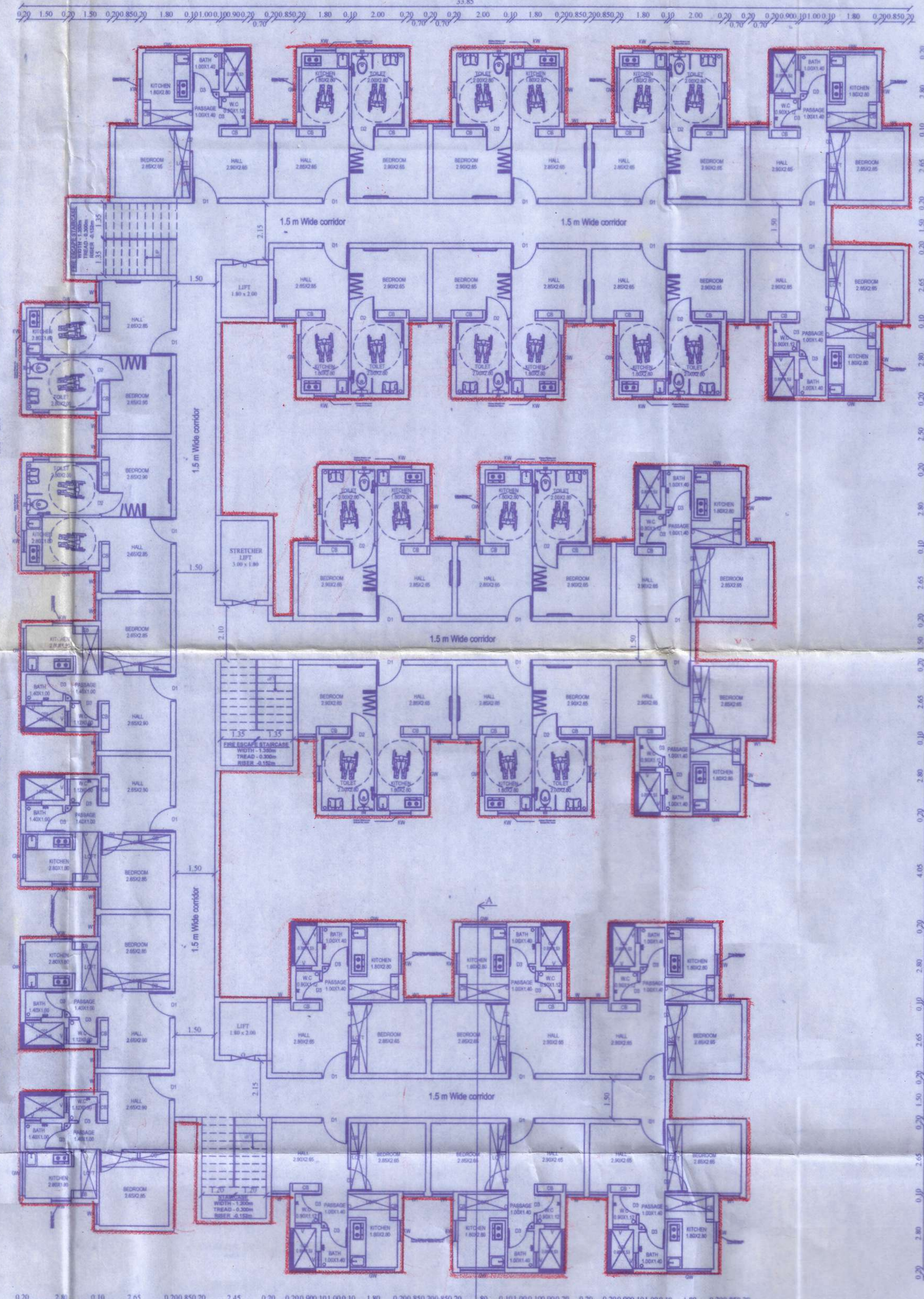
Chennai-600 008. 10

This approval is valid only after Building Permit is issued by the Local Body Concerned

30/11/2023



STILT FLOOR PLAN (BLOCK 01)



FIRST FLOOR PLAN (BLOCK 01)

TAMIL NADU SHEET NO:02/04

URBAN HABITAT DEVELOPMENT BOARD

TYPE DESIGN NO.29(R1)/2021

BLOCK NO.01

(S+09 FLOORS)

(27 DWELLING UNIT / FLOOR)

[243 DWELLING UNIT / BLOCK]

PLAN SHOWING THE PROPOSED
RECONSTRUCTION OF HIGH RISE BUILDING
(STILT FLOOR + 9 FLOORS) WITH 243 DWELLING
UNITS (1 UNIT USED FOR REFUGE AREA AT
SEVENTH FLOOR) AT CHETTY THOTTAM COMPRISED
IN R.S.No.96/1, BLOCK.NO 05, TONDIARPET
VILLAGE, FORT TONDIARPET TALUK, CHENNAI
DISTRICT WITHIN THE LIMITS OF GREATER
CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 36.95 sq.m
COMMON AREA / UNIT	- 7.49 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.46 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 24.43 sq.m
CARPET AREA / UNIT (PwD UNIT)	- 26.40 sq.m

SCHEDULE OF JOINERY PER TENEMENT

TYPE	DESCRIPTION	SIZE(M)
D1	MAIN DOOR	1.00 X 2.10
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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	CHETTY THOTTAM
SIZE A1	DWG. TITLE	BUILDING PLAN

TECHNICAL ASSISTANT

TOWN PLANNING
SPECIALIST

B. SATHIYA PRABA
PLANNING ASSISTANT
Registration No: RE/GR-I/19/09/283
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

REGISTERED ENGINEER

ASST. PLANNER

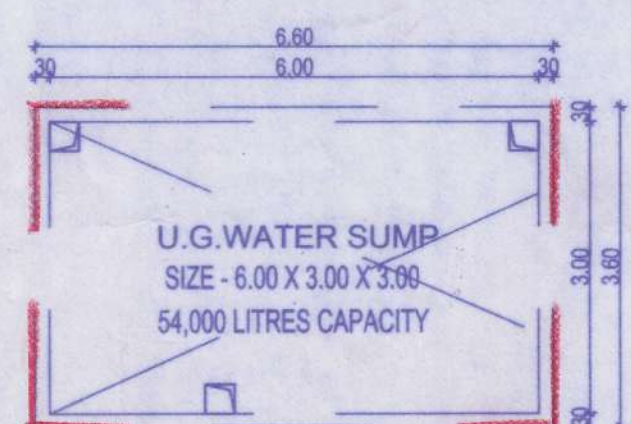
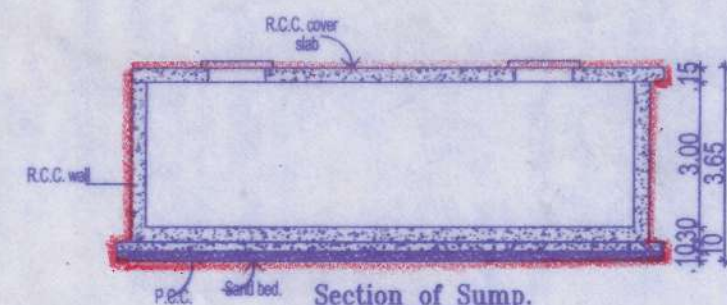
EXECUTIVE ENGINEER
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
VYASARPADI, CHENNAI-600 039

Registration No: SE/GR-I/2020/07/273
Registered Structural Engineer Grade-I (SE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

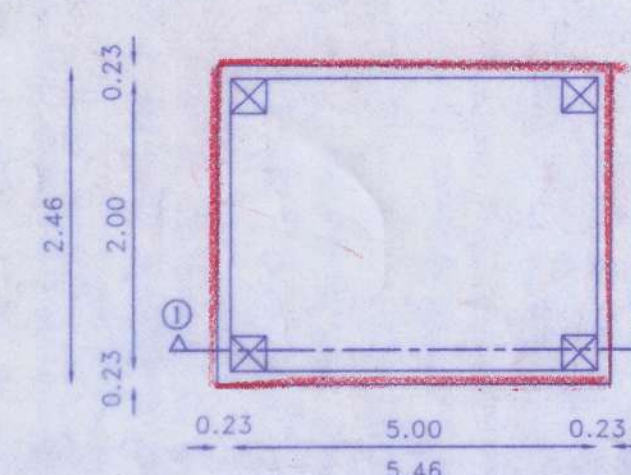
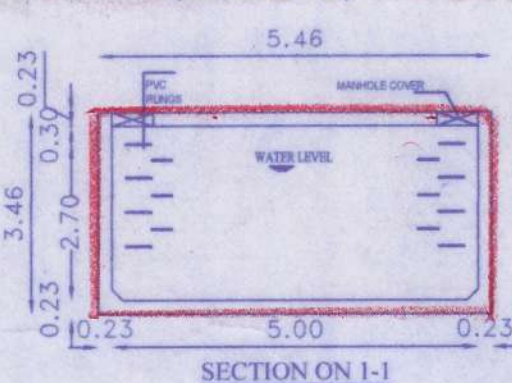
SENIOR PLANNER

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

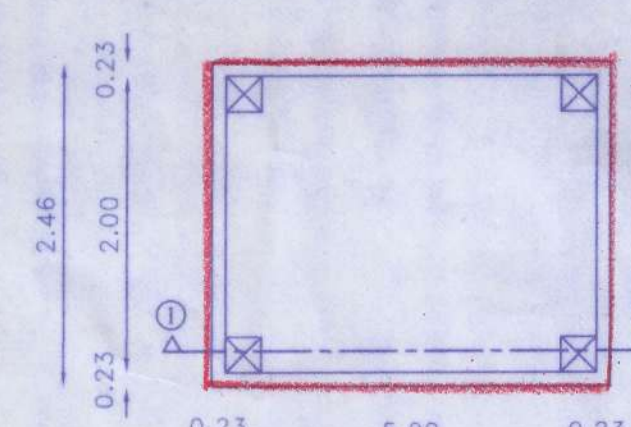
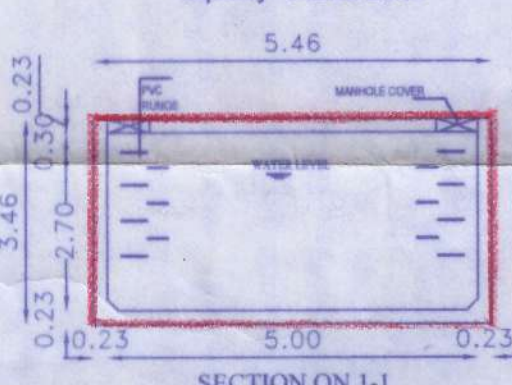
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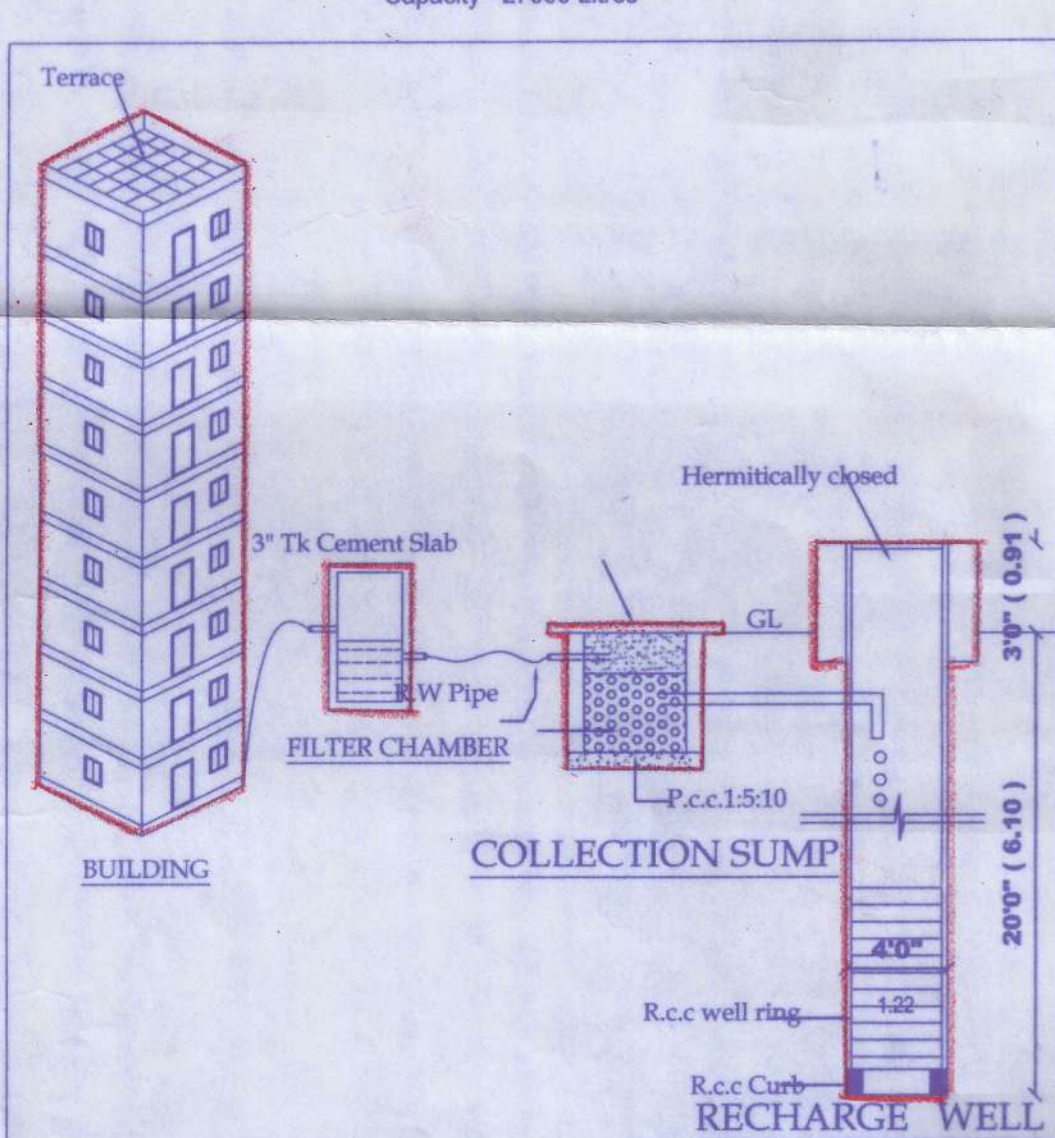
Plan of Sump.
(Domestic)



PLAN OF SULLAGE
UG SUMP
Capacity - 27000 Litres

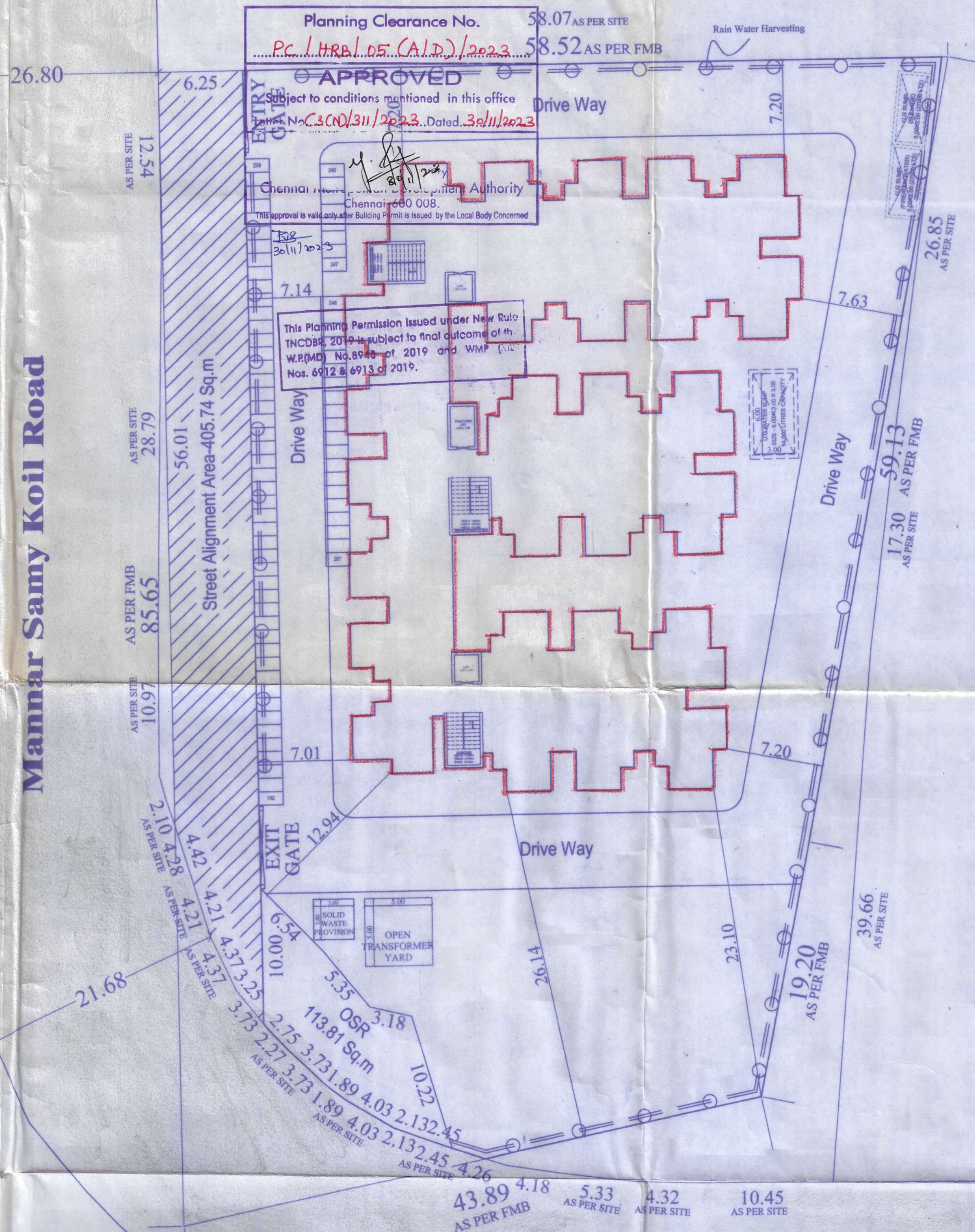


PLAN OF SULLAGE / RAIN WATER
UG SUMP
Capacity - 27000 Litres



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

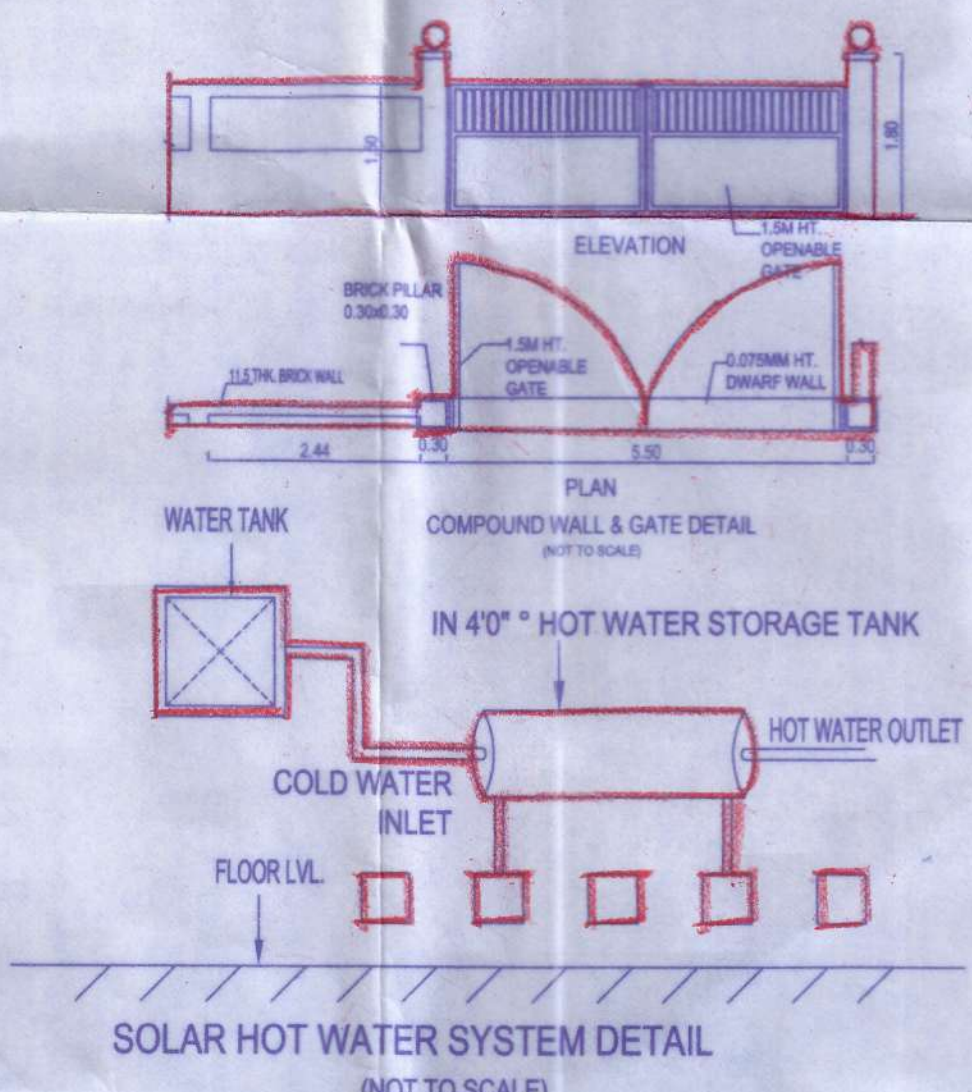
Mannar Samy Koil Road



BLOCK 01		
Floor	Number of Dwelling Units	FSI area
Stilt floor	-	62.46 m ²
1 st Floor	27	1015.69 m ²
2 nd Floor	27	995.53 m ²
3 rd Floor	27	995.53 m ²
4 th Floor	27	995.53 m ²
5 th Floor	27	995.53 m ²
6 th Floor	27	995.53 m ²
7 th Floor	26+1(1 Refuge area)	995.53 m ²
8 th Floor	27	995.53 m ²
9 th Floor	27	995.53 m ²
TOTAL	243	9,042.39 m²

FSI(9042.99/4098.50)= 2.206

VEHICLE PARKING AREA DETAILS:	
No. of Parking Required (243+24)	- 267 Nos.
No. of Parking Provided	- 267 Nos.
Parking lot size	- (1.00 x 1.80) m.
Area/Parking lot	- 1.80 sq.m.
TOTAL V.P AREA (267 x 1.80) - 480.6 sq.m	



TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

PLAN SHOWING THE PROPOSED RECONSTRUCTION OF HIGH RISE BUILDING (STILT FLOOR + 9 FLOORS) WITH 243 DWELLING UNITS (1 UNIT USED FOR REFUGE AREA AT SEVENTH FLOOR) AT CHETTY THOTTAM COMPRISED IN R.S.No.96/1, BLOCK.NO 05, TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

REFERENCE:

ADOPTED T.D.NO	29(R1)/2021
NO. OF FLOORS	S + 9
PLINTH AREA / UNIT	36.95 Sq.m
NO. OF BLOCKS	1 Nos.
NO. OF UNITS / FLOOR	[27 in 1]
NO. OF UNITS / BLOCK	[243 in 1]
TOTAL NO. OF UNITS	243 Nos.

TOTAL NO. OF TENEMENTS = 243 (1 Units used for Refuge area)

AREA STATEMENT:

EXTENT (As per Document)	- 4099.10 Sq.m.
EXTENT (As per Patta)	- 4098.50 Sq.m.
LEAST EXTENT	- 4098.50 Sq.m.
STREET ALIGNMENT	- 405.74 Sq.m.
DENSITY	- 592.97 units/Hect.
PLOT COVERAGE	- 24.78 %

LAND USE DETAILS

DESCRIPTION	AREA IN Hect.	% OF LAND	NOTATION
RESIDENTIAL	0.1762	50.70 %	
OSR	0.0113	3.25 %	
PUBLIC PURPOSE	0.0523	15.05 %	
ACCESSWAY	0.1077	31.00 %	
TOTAL	0.3475	100.00 %	

SOLAR CALCULATION DETAILS:

NO. OF TENEMENTS	: 243 Nos.
NO. OF PERSONS/FAMILY	: 5.0 Persons.
TOTAL NO. OF PERSONS	: 1215 Nos.
REQUIRED WATER FOR 1PERSON	: 60 Lit/Day
TOTAL WATER REQUIREMENT(1215 x 60)	: 72,900 Lit/Day
ONE SOLAR CAPACITY	: 3000 Lit
REQUIRED SOLAR (72900/3000)	: 24.3 Nos.

NOTE:

1. ALL DIMENSIONS ARE IN METER.

SCALE.	PROJECT	CHETTY THOTTAM
1:400		
SIZE	DWG. TITLE	SITE PLAN
A1		

TOWN PLANNING SPECIALIST

TECHNICAL ASSISTANT

REGISTERED ENGINEER

ASST. PLANNER

EXECUTIVE ENGINEER

STRUCTURAL ENGINEER

SENIOR PLANNER

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

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real estate journey

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