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Official Property Record

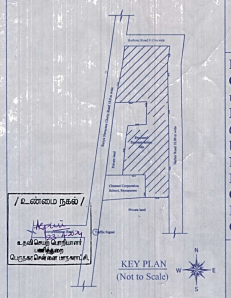


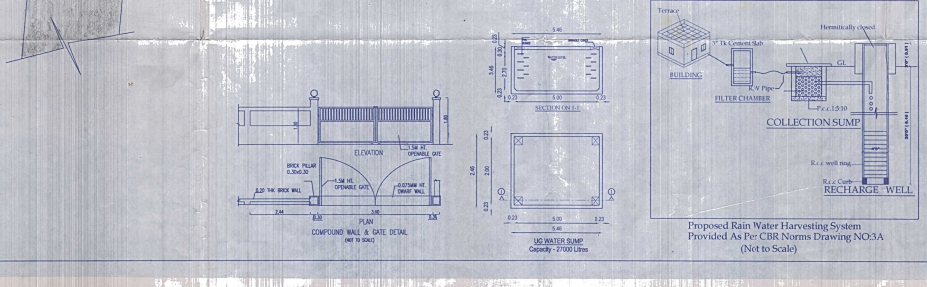
Digitally Verified Record - Powered by Verified RealEstate™

ZONE - (I)

P.P.A approved by C.M.D.A vide Lr.No. Spl.Bldg/B/501/2023 Dated

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





TAMIL NADU

SHEET-1/5

URBAN HABITAT DEVELOPMENT BOARD

Plan showing the Demolition and Reconstruction of Block - 6: Ground floor + 3 Floors Residential Building with 32 dwelling units (12.47m height) and Block : 11 Ground floor + 3 floors Residential building with 32 dwelling units (12.47m height), totally 64 dwelling units Affordable Housing to the earlier approval issued by CMDA vide PP.No.B/Spl.bldg/43 A to E/2016 in the File No.B3/2517/2016 dated 26.02.2016 at Surya Narayana Chetty Road and Harbour road, Power Kuppam, Tondiarpet, Chennai, Comprised in R.S.No.3524 part, 3527/1 and 2 part, 3528/1 and 5, Block No.52 of Tondiarpet village within the limits of Greater Chennai Corporation, Zone :IV, Division :43.

REFERENCE

Proposed:

Adopted Type Design No	:	1/82(R)
No of units per Floor	:	8
No of units per Blocks	:	32
No of blocks	:	02
Total No. of Units	**:**	**64**

Existing:

Adopted Type Design No	:	1/82
No of Blocks	:	13
Existing units	:	556

Area Details in Sq.m
Existing Blocks - 13Nos.

Block No	Type A - 4,5,12 & 14	Type B - 1,2,3,7,8,10,13 & 15	Type C - 9
Groud Floor	192.86	288.78	268.12
First Floor	192.86	288.78	268.12
Second Floor	192.86	288.78	268.12
Third Floor	192.86	288.78	268.12
Total	771.44	1155.12	1072.48
No.of Blocks	4	8	1
Total area	3,085.76	9,240.96	1,072.48
Total Buildup area		13,399.20	

Area Details in Sq.m
Proposed Blocks - 2Nos.

Block No	Type D - 6 & 11	Du per floor
Groud Floor	192.95	8
First Floor	192.95	8
Second Floor	192.95	8
Third Floor	192.95	8
Total	771.80	32
No.of Blocks	2	64
Total area	1,543.60	

AREA STATEMENT:

PLOT EXTENT (As per FMB)	- 11,165.00 sq.m.
PLOT EXTENT (As per Site)	- 10,543.00 sq.m.
TOTAL FSI AREA	- 14,942.80sq.m
FSI	- 14,942.80/10,543.00
	- 1.417
PLOT COVERAGE	- 33.43 %

EARLIER APPROVED DETAILS:

APPROVED SITE PLAN BY CMDA
VIDE B / SPL. BUILDING 43-A to E / 2016
DATED: 26.02.2016,
CMDA Lr. No. B3/2517/2016, DATED:26.02.2016

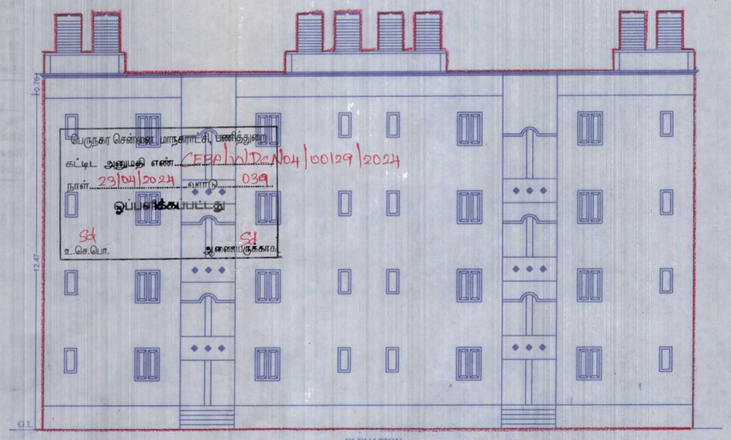
All Dimensions are in Metre.

SCALE - 1 :400

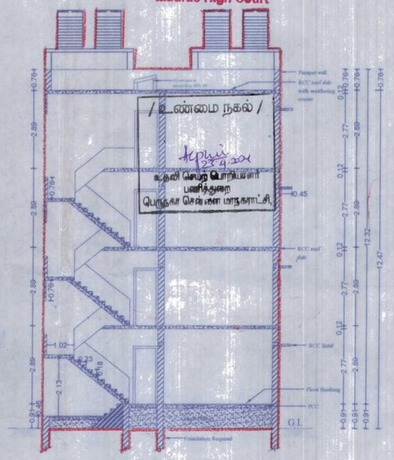
N
W E
S

TECHNICAL ASSISTANT	PLANNING ASSISTANT
ASSISTANT PLANNER	B. EATHIYA PRABA PLANNING ASSISTANT Registration No: REG/GR1/19/09/213 ARCHITECTS Grade-I (RE) Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.
EXECUTIVE ENGINEER DIVISION-43 T.N.U.H.D.B VYASARPADI, CHENNAI-600 039 EXECUTIVE ENGINEER	STRUCTURAL ENGINEER
SENIOR PLANNER	U. MANIMEKALAI, M.A., MTP., AIIP., SENIOR PLANNER Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. CHIEF ENGINEER

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

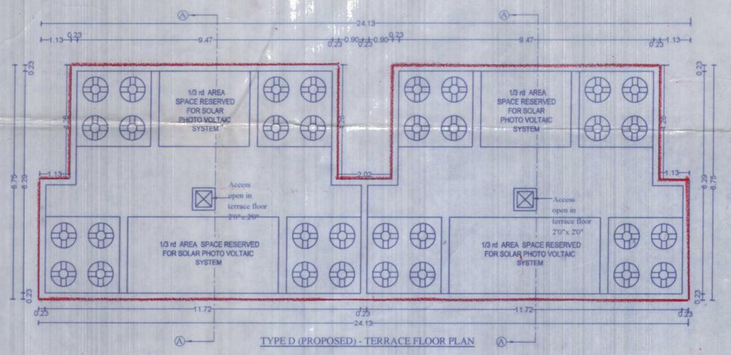


ELEVATION

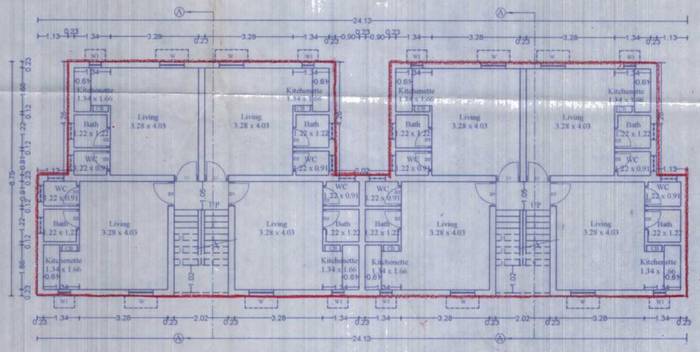


SECTION A-A

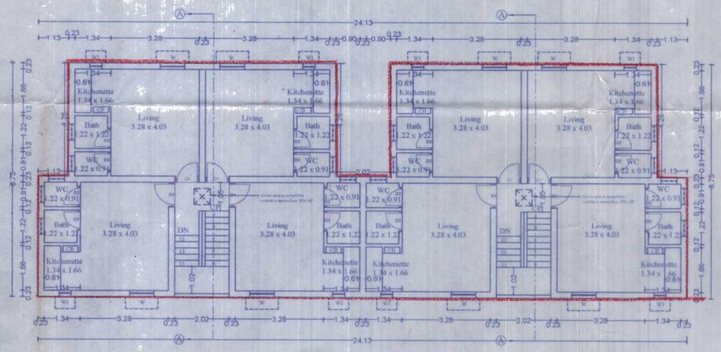
P.P.A approved by
C.M.D.A vide
Lr.No. PC/INHRB/B/501/2023
Dated 25/07/2023



TYPE D (PROPOSED) - TERRACE FLOOR PLAN



TYPE D (PROPOSED) - GROUND FLOOR PLAN



TYPE D (PROPOSED) - TYPICAL FLOOR PLAN
(First , Second & Third)

TAMIL NADU | SHEET NO.2/5

URBAN HABITAT DEVELOPMENT BOARD

TYPE DESIGN NO. 01 / 1982
(G + 3 FLOORS - 8 UNITS/FLOOR)
[32 UNITS / BLOCK]

Type D
Block - 6 & 11 (2 Nos.)

Plan showing the Demolition and Reconstruction of Block - 6: Ground floor + 3 Floors Residential Building with 32 dwelling units (12.47m height) and block : 11 Ground floor + 3 floors Residential building with 32 dwelling units (12.47m height), totally 64 dwelling units Affordable Housing to the earlier approval issued by CMDA vide PP.No.B/Spl.bldg/43 A to E/2016 in the File No.B3/2517/2016 dated 26.02.2016 at Surya Narayana Chetty Road and Harbour road, Power Kuppam, Tondiarpet, Chennai, Comprised in R.S.No.3524 part, 3527/1 and 2 part, 3528/1 and 5, Block No.52 of Tondiarpet villae within the limits of Greater Chennai Corporation, Zone :IV, Division :43.

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- **24.11 sq.m**
COMMON AREA / UNIT	- **2.04 sq.m**
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- **22.07 sq.m**
CARPET AREA / UNIT	- 18.39 sq.m.

SCHEDULE OF JOINERIES

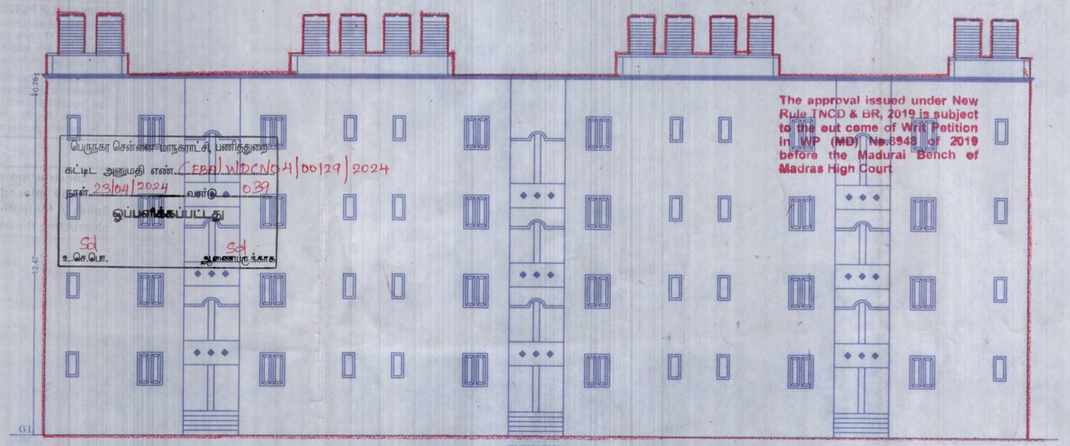
TYPE	DESCRIPTION	SIZE
D1	DOOR	0.91 x 1.98 m
D2	DOOR	0.76 x 1.98 m
W	WINDOW	0.91 x 1.22 m
W1	WINDOW	0.45 x 0.91 m
V	VENTILATOR	0.61 x 0.61 m

SCALE - 1:100

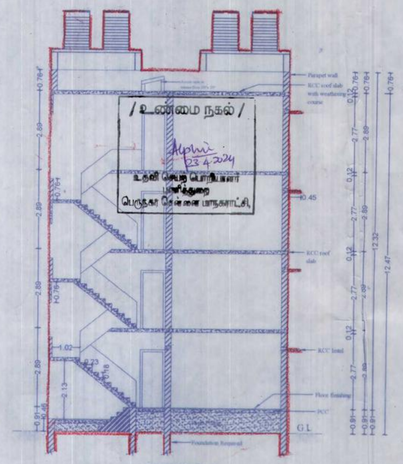
NOTE

1. THE TYPE DESIGN TO BEADOPTED FOR **POWERKUPPAM** (RECONSTRUCTION SCHEME).
2. ALL DIMENSIONS ARE IN METRE.

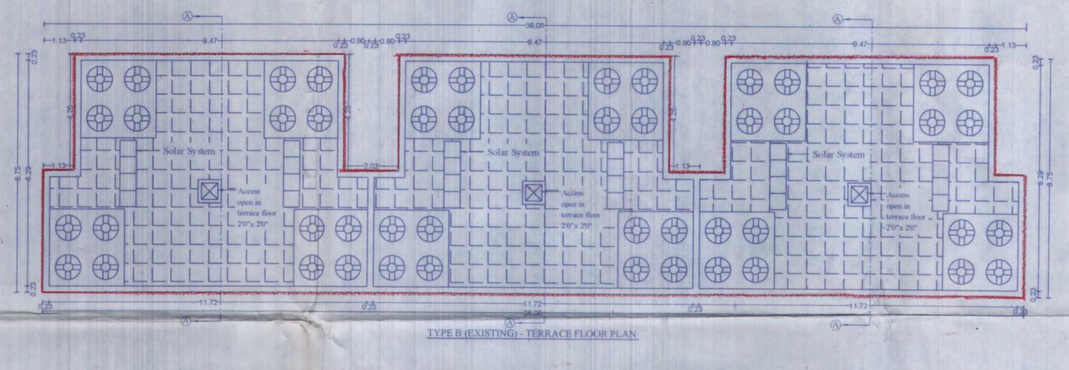
TECHNICAL ASSISTANT	PLANNING ASSISTANT
ASSISTANT PLANNER	B. SATHIYA PRABA PLANNING ASSISTANT Registration No: RE/GR-I/19/09/293 Registered Engineer Grade-I (RE) Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.
EXECUTIVE ENGINEER DIVISION-II T.N.U.H.D.B



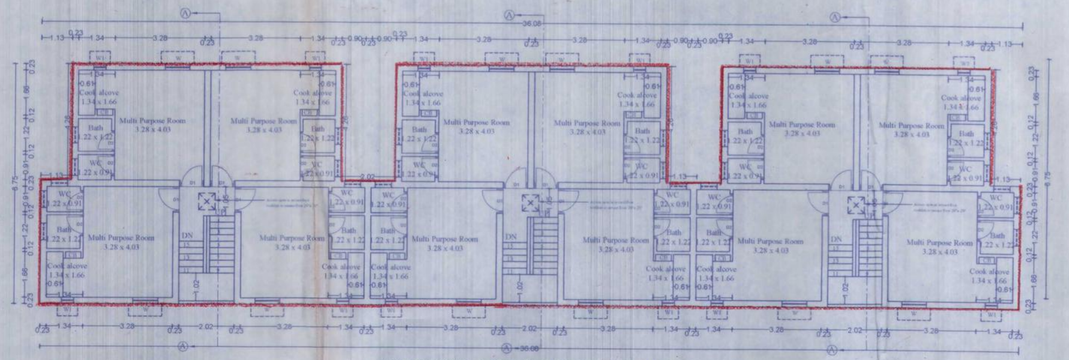
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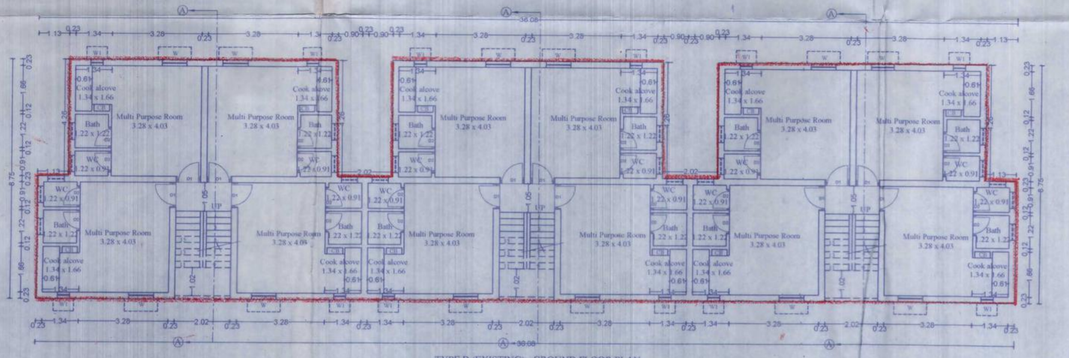
SECTION A-A



TYPE B (EXISTING) - TERRACE FLOOR PLAN



TYPE B (EXISTING) - TYPICAL FLOOR PLAN (First , Second & Third)



TYPE B (EXISTING) - GROUND FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No. PC/NHPB/B/501/2023
Dated. 25/07/2023

TAMIL NADU | SHEET NO.3/5

URBAN HABITAT DEVELOPMENT BOARD

TYPE DESIGN NO. 01 / 1982
(G + 3 FLOORS - 12 UNITS/FLOOR)
[48 UNITS / BLOCK]

Type B

Block - 1,2,3,7,8,10,13 &15 (8 Nos.)

Proposal for Reconstruction of Tenements at **Powerkuppam** in R.S.No. 3524 pt, 3527/1&2 pt, 3528/1& 5, Block No. 52, Tondiarpet Village, Fort Tondiarpet Taluk, Division 43 & Zone 4 of Chennai Corporation.

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- **24.06 sq.m**
COMMON AREA / UNIT	- **2.04 sq.m**
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- **22.02 sq.m**
CARPET AREA / UNIT	- 18.39 sq.m.

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
D1	DOOR	0.91 x 1.98 m
D2	DOOR	0.76 x 1.98 m
W	WINDOW	0.91 x 1.22 m
W1	WINDOW	0.45 x 0.91 m
V	VENTILATOR	0.61 x 0.61 m

EARLIER APPROVED DETAILS:

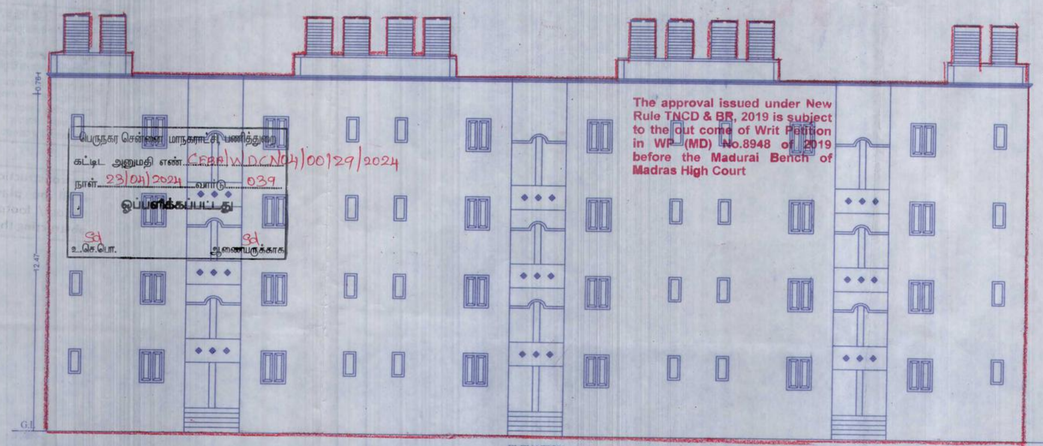
APPROVED SITE PLAN BY CMDA
VIDE B / SPL. BUILDING 43-A to E / 2016
DATED: 26.02.2016,
CMDA Lr. No. B3/2517/2016, DATED:26.02.2016

SCALE - 1:100

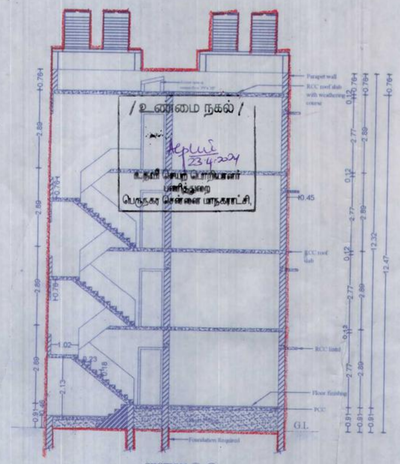
NOTE

1. THE TYPE DESIGN TO BEADOPTED FOR **POWERKUPPAM** (RECONSTRUCTION SCHEME).
2. ALL DIMENSIONS ARE IN METRE.

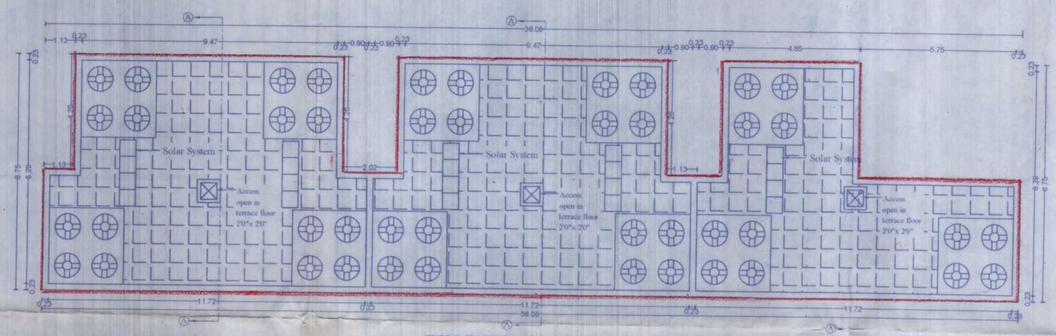
TECHNICAL ASSISTANT	PLANNING ASSISTANT
ASSISTANT PLANNER	B. SATHIYA PRABA PLANNING ASSISTANT Registration No: RE/GR-I/19/09/293 Registered Engineer Grade-I (RE) Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.
EXECUTIVE ENGINEER EXECUTIVE ENGINEER DIVISION-II T.N.U.H.D.B VYASARPADI, CHENNAI-600 039	STRUCTURAL ENGINEER
SENIOR PLANNER	U. MANIMEKALAI, M.A.,MTP.,AITP., CHIEF ENGINEER Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.



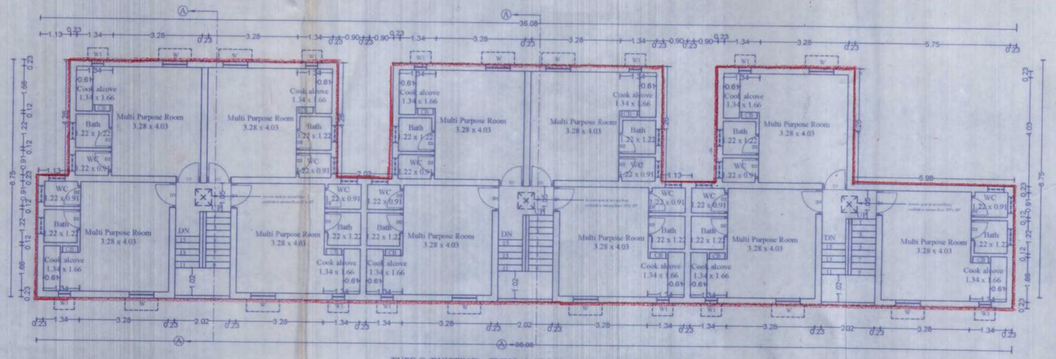
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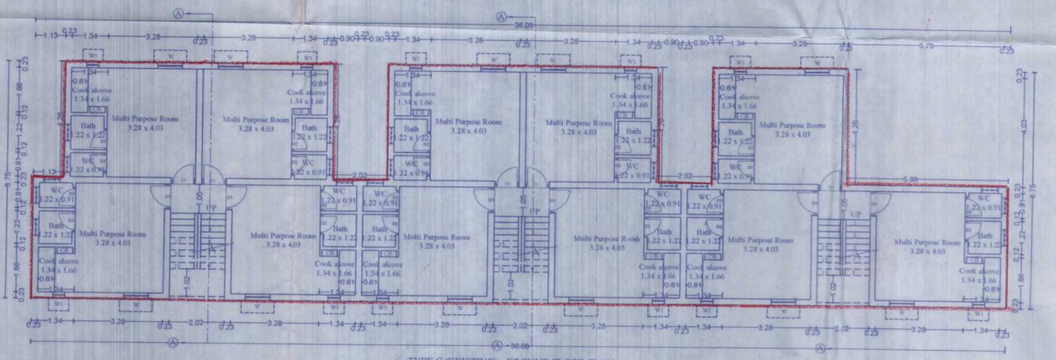
SECTION A-A



TYPE C (EXISTING) - TERRACE FLOOR PLAN



TYPE C (EXISTING) - TYPICAL FLOOR PLAN (First , Second & Third)



TYPE C (EXISTING) - GROUND FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No. B2/INR/B/501/2023
Dated 25/5/2023

TAMIL NADU | SHEET NO.4/5

URBAN HABITAT DEVELOPMENT BOARD

TYPE DESIGN NO. 01 / 1982
(G + 3 FLOORS - 11 UNITS/FLOOR)
[44 UNITS / BLOCK]

Type C
Block - 9 (1 No.)

Proposal for Reconstruction of Tenements at **Powerkuppam** in R.S.No. 3524 pt, 3527/1&2 pt, 3528/1& 5, Block No. 52, Tondiarpet Village, Fort Tondiarpet Taluk, Division 43 & Zone 4 of Chennai Corporation.

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- **24.37 sq.m**
COMMON AREA / UNIT	- **2.04 sq.m**
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- **22.33 sq.m**
CARPET AREA / UNIT	- 18.39 sq.m.

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
D1	DOOR	0.91 x 1.98 m
D2	DOOR	0.76 x 1.98 m
W	WINDOW	0.91 x 1.22 m
W1	WINDOW	0.45 x 0.91 m
V	VENTILATOR	0.61 x 0.61 m

EARLIER APPROVED DETAILS:

APPROVED SITE PLAN BY CMDA
VIDE B / SPL. BUILDING 43-A to E / 2016
DATED: 26.02.2016,
CMDA Lr. No. B3/2517/2016, DATED:26.02.2016

SCALE - 1:100

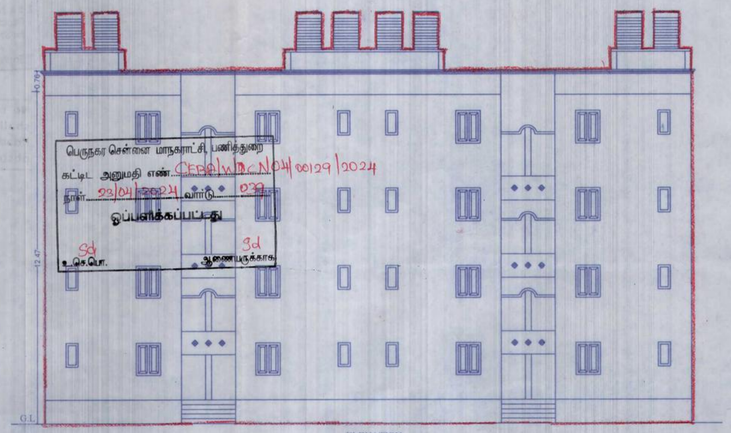
NOTE

1. THE TYPE DESIGN TO BEADOPTED FOR **POWERKUPPAM** (RECONSTRUCTION SCHEME).
2. ALL DIMENSIONS ARE IN METRE.

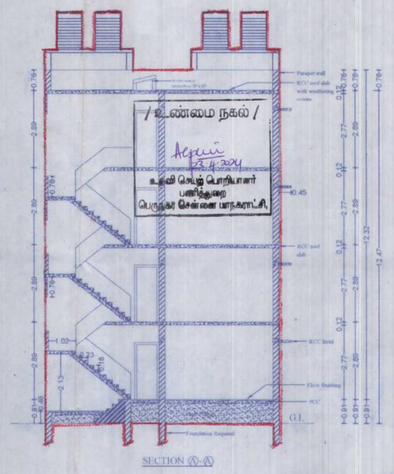
TECHNICAL ASSISTANT	PLANNING ASSISTANT
ASSISTANT PLANNER	B. SATHIYA PRABA, PLANNING ASSISTANT, Registration No: RE/GR-I/19/09/293, Registered Engineer Grade-I (RE), Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005.
EXECUTIVE ENGINEER, DIVISION-II T.N.U.H.D.B, CHENNAI-600 039	STRUCTURAL ENGINEER
SENIOR PLANNER	U. MANIMEKALAI, M.A., MTP., AITP., SENIOR PLANNER, Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005.

GUIDE ENGINEER

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

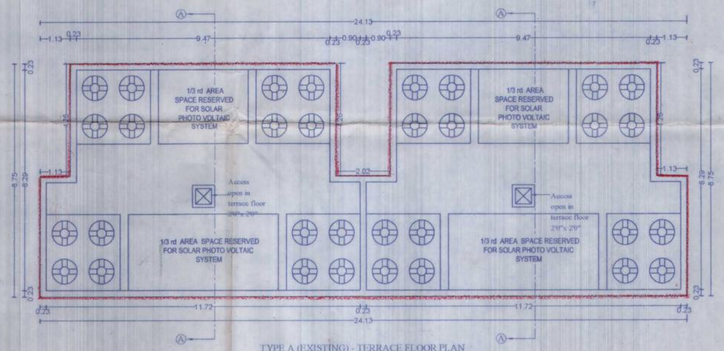


ELEVATION

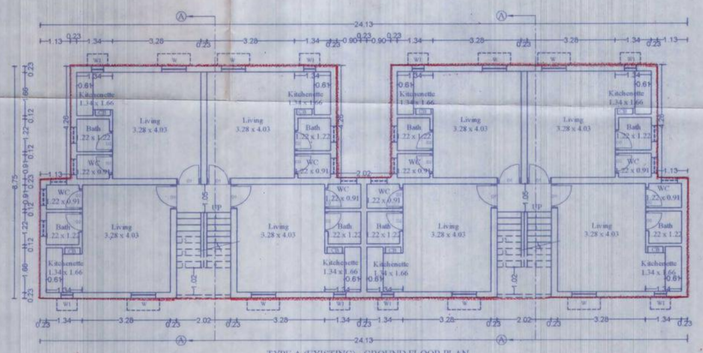


SECTION A-A

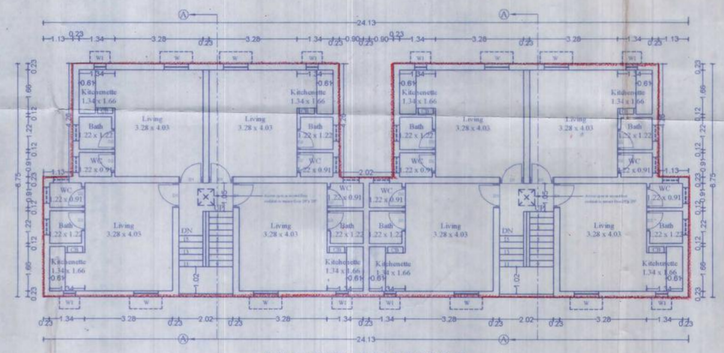
P.P.A approved by
C.M.D.A vide
Lr.No. PC/INTRP/B/501/2023
Dated 05.01.2023



TYPE A (EXISTING) - TERRACE FLOOR PLAN



TYPE A (EXISTING) - GROUND FLOOR PLAN



TYPE A (EXISTING) - TYPICAL FLOOR PLAN
(First , Second & Third)

TAMIL NADU | SHEET NO.5/5

URBAN HABITAT DEVELOPMENT BOARD

TYPE DESIGN NO. 01 / 1982
(G + 3 FLOORS - 8 UNITS/FLOOR)
[32 UNITS / BLOCK]

Type A
Block - 4,5,12 & 14 (4 Nos.)

Proposal for Reconstruction of Tenements at **Powerkuppam** in R.S.No. 3524 pt, 3527/1&2 pt, 3528/1& 5, Block No. 52, Tondiarpet Village, Fort Tondiarpet Taluk, Division 43 & Zone 4 of Chennai Corporation.

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- **24.11 sq.m**
COMMON AREA / UNIT	- **2.04 sq.m**
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- **22.07 sq.m**
CARPET AREA / UNIT	- 18.39 sq.m.

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
D1	DOOR	0.91 x 1.98 m
D2	DOOR	0.76 x 1.98 m
W	WINDOW	0.91 x 1.22 m
W1	WINDOW	0.45 x 0.91 m
V	VENTILATOR	0.61 x 0.61 m

EARLIER APPROVED DETAILS:

APPROVED SITE PLAN BY CMDA
VIDE B / SPL. BUILDING 43-A to E / 2016
DATED: 26.02.2016.
CMDA Lr. No. B3/2517/2016, DATED:26.02.2016

SCALE - 1:100

NOTE

1. THE TYPE DESIGN TO BEADOPTED FOR **POWERKUPPAM** (RECONSTRUCTION SCHEME).
2. ALL DIMENSIONS ARE IN METRE.

TECHNICAL ASSISTANT	PLANNING ASSISTANT
ASSISTANT PLANNER	B. SATHIYA PRABA, PLANNING ASSISTANT, Registration No: RE/GR-I/I/039/293, Registered Engineer Grade-I (RE), Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005.
EXECUTIVE ENGINEER, DIVISION-II T.N.U.H.D.B, KARAIPADI, CHENNAI-600 039	STRUCTURAL ENGINEER
SENIOR PLANNER	U. MANIMEKALAI, M.A., MTP., AITP., SENIOR PLANNER, CHIEF PLANNER, Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005.

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

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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 RealEstate™

Verified RealEstate™

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

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

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+91 9996 12 9996
www.verified.realestate