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116 S_SWD-(2)

PLAN-PC1

SOLAR ARRAY

SOLAR PANEL DETAILS
(Not To Scale)

PILE -PC1 (SECTION -AA)
NOT TO SCALE

PERCOLATION PIT
NOT TO SCALE

CROSS SECTION THROUGH RAIN WATER RECHARGE WELL (ROW)
NOT TO SCALE

DWARF WALL SECTION
NOT TO SCALE

NOTE :
1. The concrete paving all around the building has to be
sloped at 1:20 (one vertical twenty horizontal) towards the pebble bed.
2. Dwarf wall in masonry of 7.5cm ht at the entrance

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

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண் CERA/MDCN/04/00012/2024
நாள் 15/05/2024 வாழ்வு 075
ஒப்புளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

Terrace
3" Tk Cement Slab
BUILDING
FILTER CHAMBER
R.W Pipe
Collection Sump
GL
P.c.c.1:5:10
COLLECTION SUMP
Hermitically closed
30" (0.91)
200" (6.10)
4'0"
1.22
R.c.c well ring
R.c.c Curb
RECHARGE WELL

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

P.P.A approved by
C.M.D.A vide
Lr.No. C3(N)3/7/2023
Dated 30/11/2023

KEY PLAN
NOT TO SCALE

PROPOSED SITE AT SURVEY NO. 1&3

ELEVATION

PLAN
COMPOUND WALL & GATE DETAIL
NOT TO SCALE

WATER TANK
IN 4'0" HOT WATER STORAGE TANK
COLD WATER INLET
HOT WATER OUTLET
FLOOR LVL
SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

PAPER MILLS ROAD

STREET ALIGNMENT
(305.43 SQ.M.)

RAM NAGAR 1st MAIN ROAD

PRINCIPAL DEVELOPER : TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SHEET NO.01/06

PROJECT MANAGEMENT CONSULTANT:
CENTRE FOR URBANIZATION, BUILDING & ENVIRONMENT

PLAN SHOWING FOR THE PROPOSED RECONSTRUCTION OF STILT FLOOR + 9 FLOORS HIGH RISE RESIDENTIAL BUILDING WITH 162 EWS TENEMENTS (1 UNIT AS REFUGE AREA) AND ICDS & SHOP IN STILT FLOOR (AFTER DEMOLITION OF EXISTING RESIDENTIAL TENEMENTS) AT PAPER MILLS ROAD, CHENNAI, COMPRISED AT T.S.NO.1 & 3, BLOCK NO. 19&33, PERAVALLUR VILLAGE, PERAMBUR TALUK, GREATER CHENNAI CORPORATION.

N

AREA STATEMENT:

As per document	- 2979.51 Sq.m
As per FMB	- 2911.45 Sq.m
As per Site	- 2708.26 Sq.m.
LEAST EXTENT	- 2708.26 Sq.m.
STREET ALIGNMENT	- 305.43 Sq.m
PLOT COVERAGE	- 25.47%
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.64 sq.m
COMMON AREA / UNIT	- 8.45sq.m
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.09 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 24.31 sq.m
CARPET AREA / UNIT (PwD UNIT)	- 24.76 sq.m

ADOPTED T.D.No

NUMBER OF FLOORS	S+09
PLINTH AREA / UNIT	38.09 m²
NUMBER OF BLOCKS	01
TOTAL NUMBER OF UNITS	162

BLOCK 01

Floor	Number of Dwelling Units	FSI area
Stilt floor	-	191.99 m²
1st Floor	17	689.96 m²
2nd Floor	18	685.10 m²
3rd Floor	18	685.10 m²
4th Floor	18	685.10 m²
5th Floor	18	685.10 m²
6th Floor	18	685.10 m²
7th Floor	18	685.10 m²
8th Floor	18	685.10 m²
9th Floor	18	685.10 m²
TOTAL	161	6,362.75 m²

FSI (6362.75/2708.26) - 2.349

VEHICLE PARKING AREA DETAILS:

No. of Parking Required (162+17) - 179 Nos.
No. of Parking Provided - 179 Nos.
Parking lot size - (1.00 x 1.80) m.
Area/Parking lot - 1.80 sq.m.
TOTAL V.P AREA (195 x 1.80) - 351 sq.m

SOLAR CALCULATION DETAILS :

NO. OF TENEMENTS	: 162 Nos.
NO. OF PERSONS/FAMILY	: 5,0 Persons.
TOTAL NO. OF PERSONS	: 810 Nos.
REQUIRED WATER FOR 1PERSION	: 60 Lit/Day
TOTAL WATER REQUIREMENT(810 x 60)	: 48600 Lit /Day
ONE SOLAR CAPACITY	: 3000 Lit
REQUIRED SOLAR (48600/3000)	: 17 Nos.

NOTE:
1. ALL DIMENSIONS ARE IN METER.

SCALE.	PROJECT	RAJA GARDEN
1:100		
SIZE	DWG. TITLE	SITE PLAN
A1		

PLANNING ASST.

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ASST. PLANNER

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SENIOR PLANNER
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
for CHIEF ENGINEER

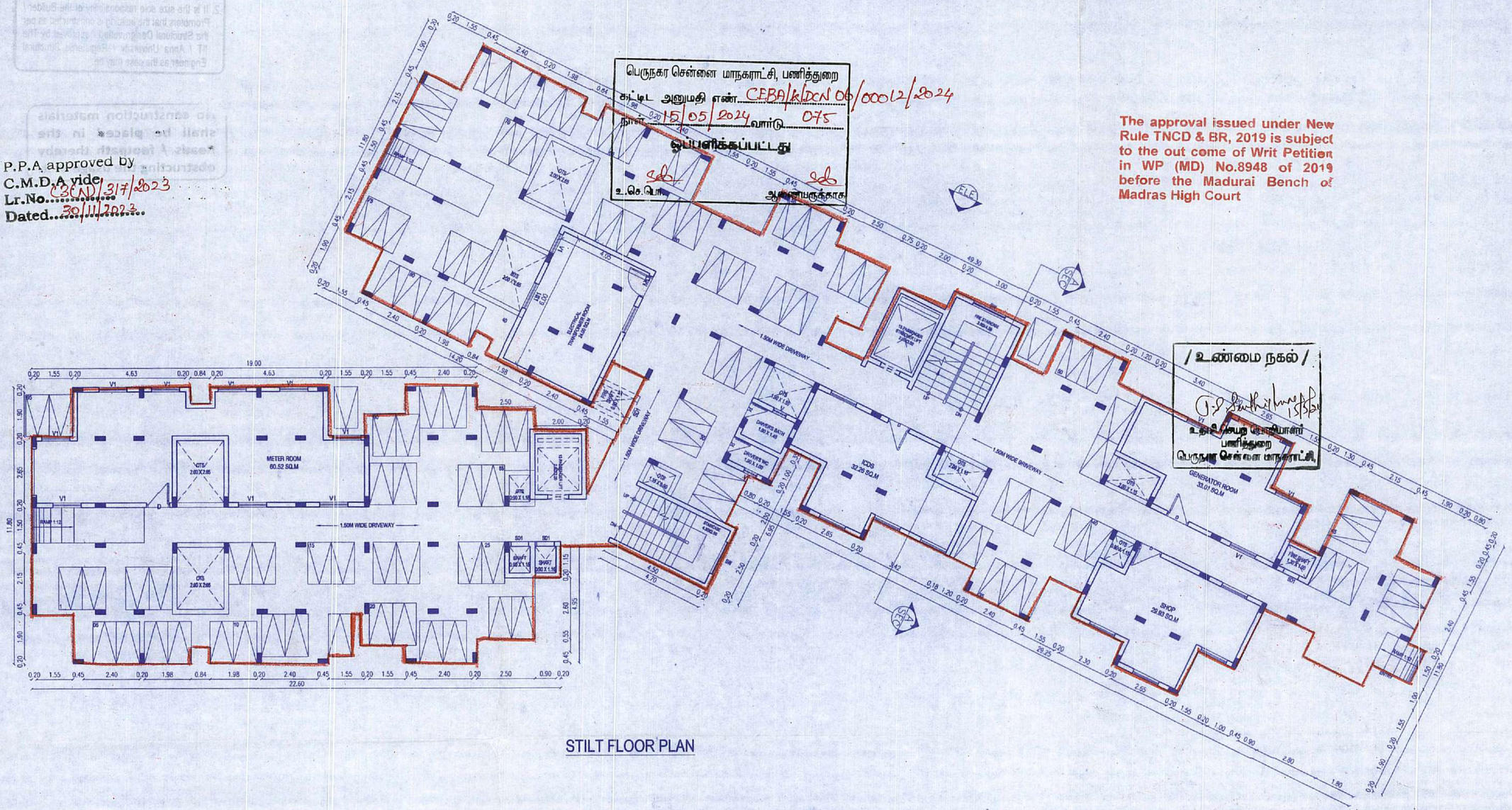
SENIOR PLANNER

P.P.A approved by
C.M.D.A vide
Lr.No. CSC(ND)/317/2023
Dated. 30/11/2023

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CEBA/K/DCN 06/00012/2024
நாள் 15/05/2024 வார்டு 075
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

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/ உண்மை நகல் /
உதவி செயற் பொறியாளர்
பணித்துறை
பெருநகர சென்னை மாநகராட்சி



STILT FLOOR PLAN

SHEET NO.02/06

PRINCIPAL DEVELOPER :
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

PROJECT MANAGEMENT CONSULTANT:
CENTRE FOR URBANIZATION, BUILDING & ENVIRONMENT
MODULE NO. 6C, 6TH FLOOR, PHASE II BUILDING,
IIT MADRAS RESEARCH PARK, KANAGAM ROAD,
THARAMANI, CHENNAI, TAMIL NADU 600113

PLAN SHOWING FOR THE PROPOSED RECONSTRUCTION OF STILT FLOOR + 9 FLOORS HIGH RISE RESIDENTIAL BUILDING WITH 162 EWS TENEMENTS (1 UNIT AS REFUGE AREA) AND ICDS & SHOP IN STILT FLOOR (AFTER DEMOLITION OF EXISTING RESIDENTIAL TENEMENTS) AT PAPER MILLS ROAD, CHENNAI, COMPRISED AT T.S.NO.1 & 3, BLOCK NO. 19&33, PERAVALLUR VILLAGE, PERAMBUR TALUK, GREATER CHENNAI CORPORATION.

SCHEDULE OF JOINERY PER TENEMENT

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D	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
SD1	SHAFT DOOR	0.75 X 1.20
SW	STAIRCASE WINDOW	1.50 X 1.20
V	VENTILATOR	0.60 X 0.60
V1	VENTILATOR	1.20 X 0.75
RS	ROLLING SHUTTER	2.00 X 2.10

PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.64 sq.m
COMMON AREA / UNIT	- 8.45sq.m
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.09 sq.m
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PLANNING ASST.

NOTE:
1. ALL DIMENSIONS ARE IN METER.

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EXECUTIVE ENGINEER

SENIOR PLANNER

ASST. PLANNER

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CHIEF ENGINEER

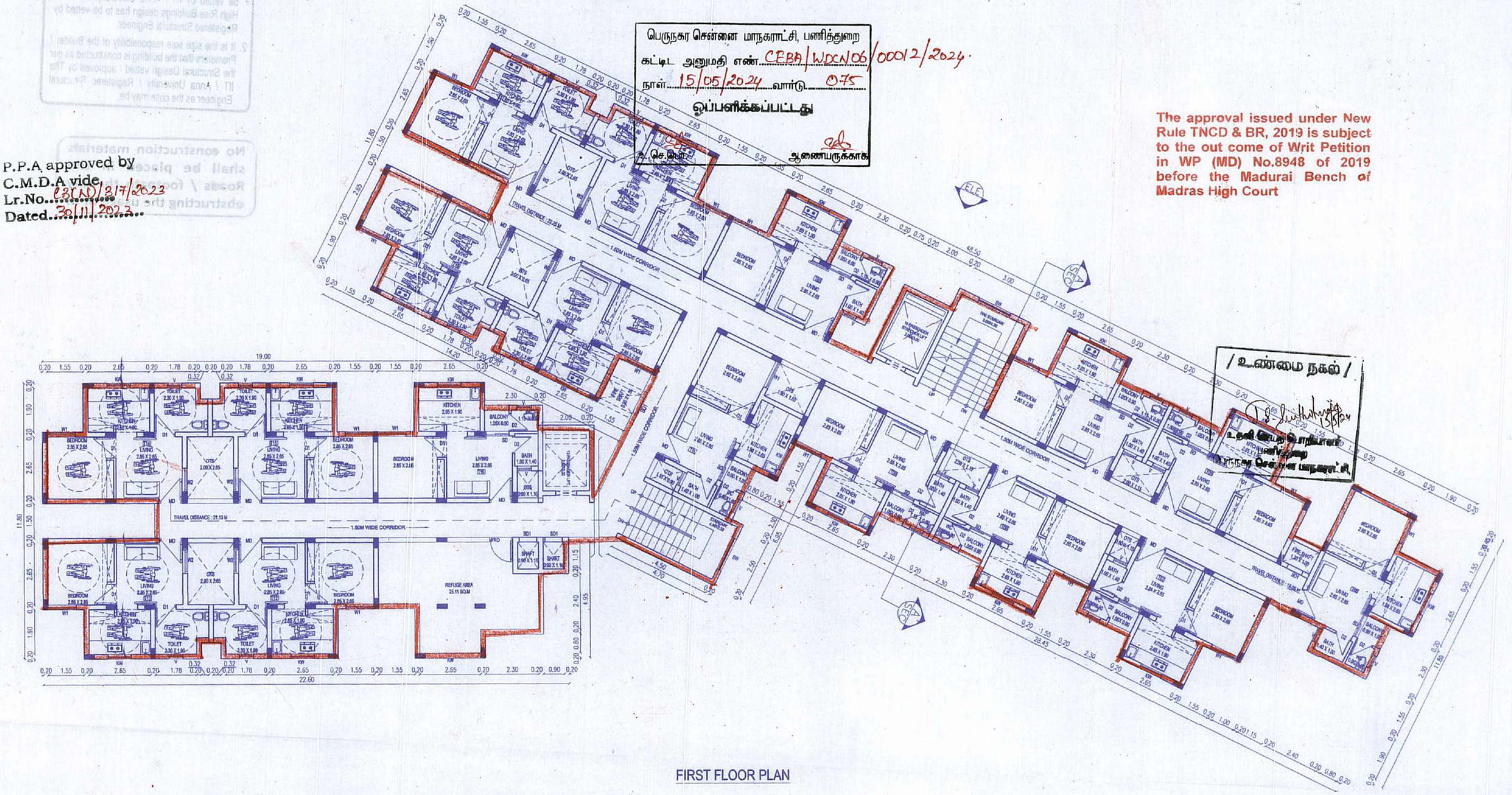
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நாள் 15/05/2024 வார்டு 075
ஒப்பளிக்கப்பட்டது
உ.செ.அ.
ஆணையருக்காக

P.P.A approved by
C.M.D.A vide,
Lr.No. CSC(ND)/217/2023
Dated 30/11/2023

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/ உண்மை நகல் /
உதவி செயற்பொறியாளர்
பெருநகர சென்னை மாநகராட்சி



FIRST FLOOR PLAN

PRINCIPAL DEVELOPER :
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SHEET NO.03/06

PROJECT MANAGEMENT CONSULTANT:
CENTRE FOR URBANIZATION, BUILDING & ENVIRONMENT
MODULE NO. 8C, 6TH FLOOR, PHASE II BUILDING,
IIT MADRAS RESEARCH PARK, KANAGAM ROAD,
THARAMANI, CHENNAI, TAMIL NADU 600113

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CARPET AREA / UNIT (GENERAL UNIT)	- 24.31 sq.m
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PLANNING ASST.

NOTE:
1. ALL DIMENSIONS ARE IN METER.

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ASST. PLANNER

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CHIEF ENGINEER

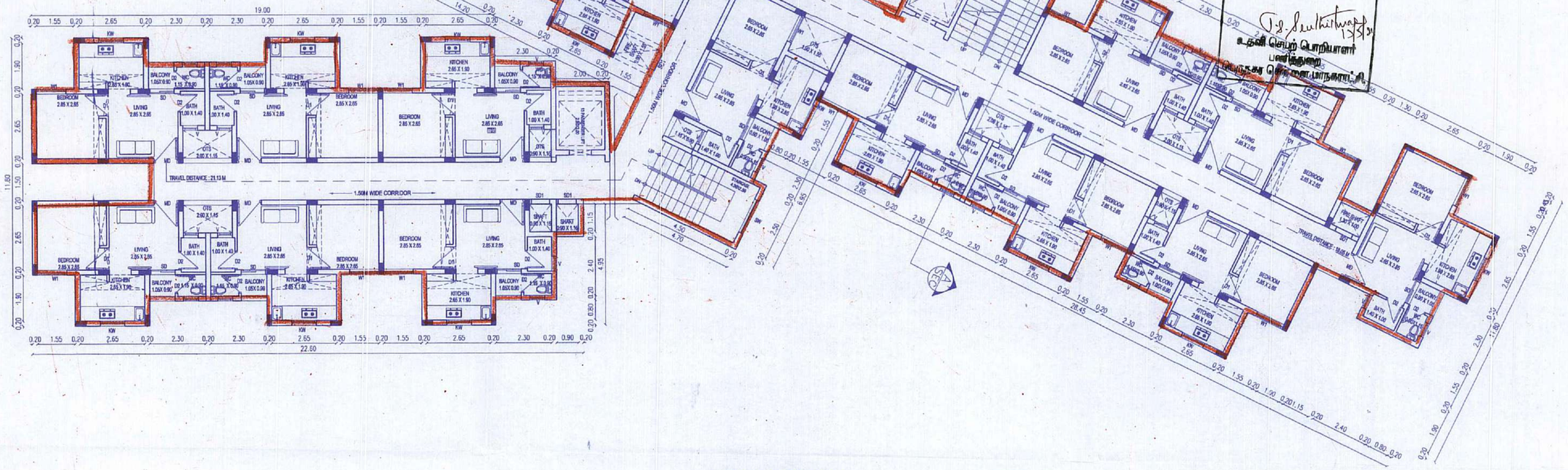
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P.P.A approved by
C.M.D.A vide
Lr.No. 23(N)/3174/2023
Dated 30/11/2023

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
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உதவிப் பொறியாளர்
அனைவருக்காக

/ உண்மை நகல் /
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TYPICAL FLOOR PLAN
(2nd - 9th Floors)

PRINCIPAL DEVELOPER :
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SHEET NO.04/06

PROJECT MANAGEMENT CONSULTANT:
CENTRE FOR URBANIZATION, BUILDING & ENVIRONMENT
MODULE NO. 8C, 6TH FLOOR, PHASE II BUILDING,
IIT MADRAS RESEARCH PARK, KANAGAM ROAD,
THARAMANI, CHENNAI, TAMIL NADU 600113

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PLANNING ASST.

NOTE:
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CHIEF ENGINEER

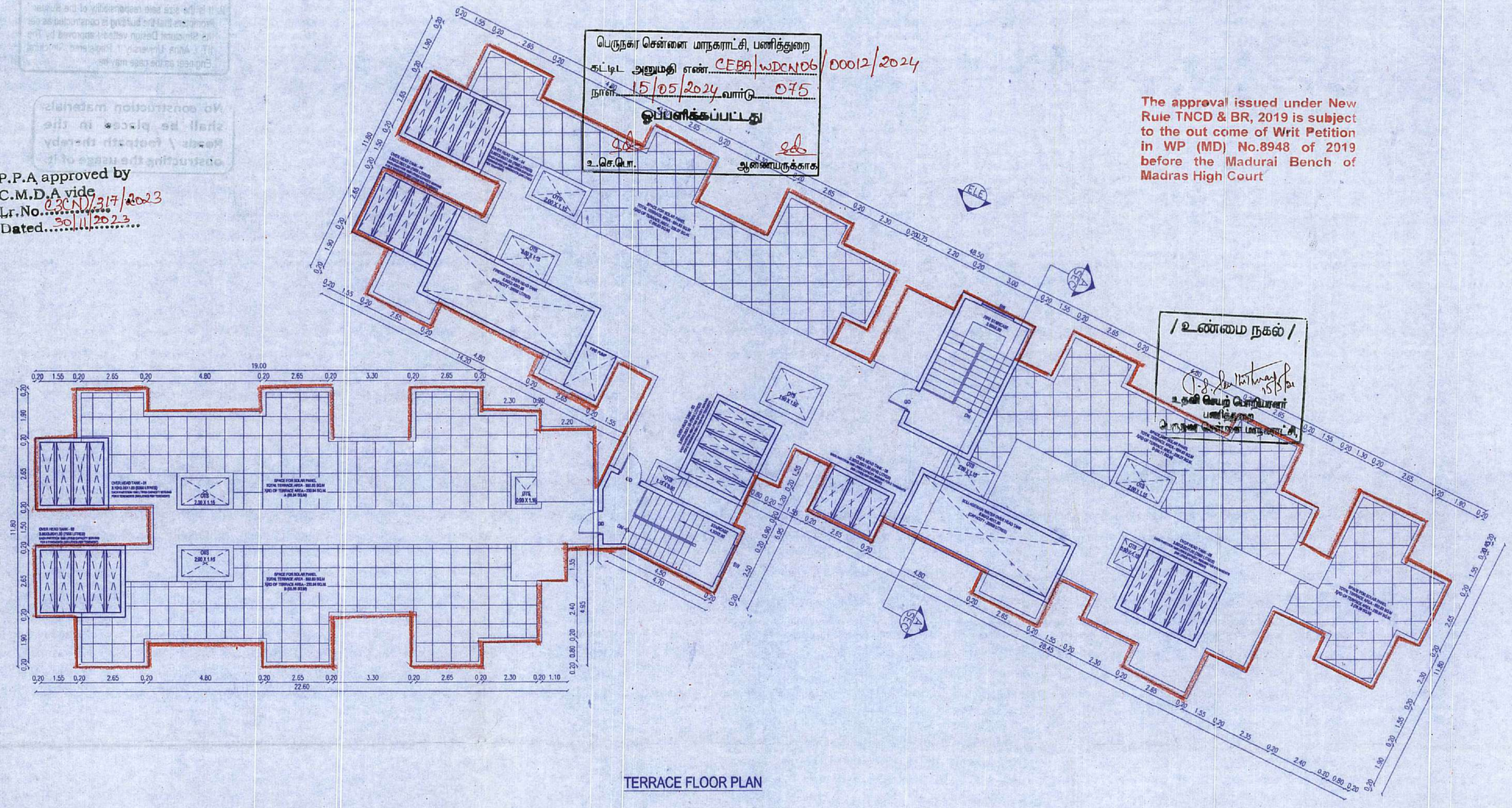
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P.P.A approved by
C.M.D.A vide
Lr.No. C2CND/317/2023
Dated 30/11/2023

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பெருநகர சென்னை மாநகராட்சி



TERRACE FLOOR PLAN

PRINCIPAL DEVELOPER :
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SHEET NO.05/06

PROJECT MANAGEMENT CONSULTANT:
CENTRE FOR URBANIZATION, BUILDING & ENVIRONMENT
MODULE NO: 6C, 6TH FLOOR, PHASE II BUILDING,
IIT MADRAS RESEARCH PARK, KANAGAM ROAD,
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PLANNING ASST.

NOTE:
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CMDA Reg. No. B/CC/No.2008/333
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REGISTERED ENGINEER

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EXECUTIVE ENGINEER

SENIOR PLANNER

ASST. PLANNER

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CMDA REGD. No. S.E/GR.I/19/04/103
STRUCTURAL ENGINEER

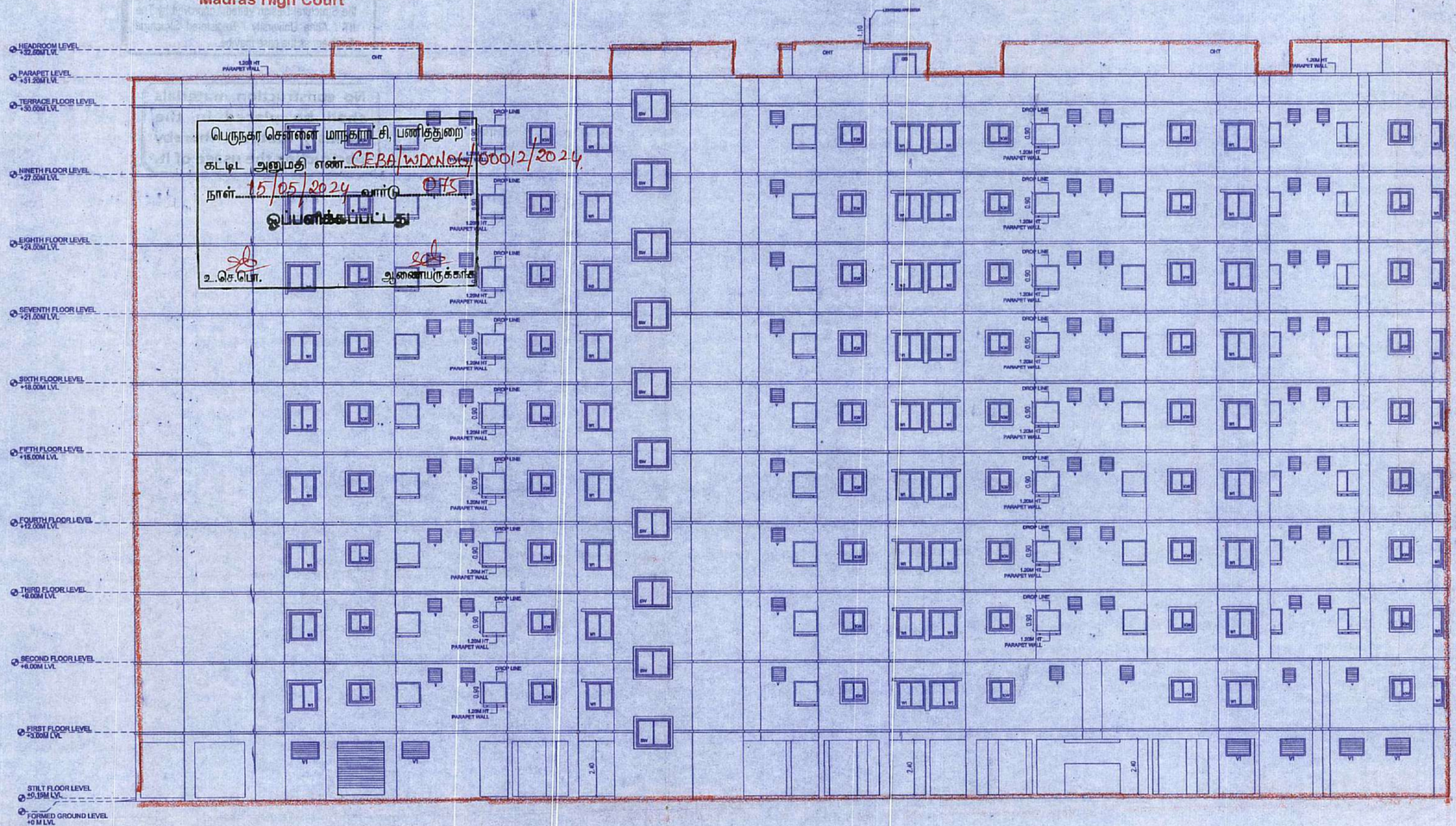
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SENIOR PLANNER
Tami Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
For CHIEF ENGINEER

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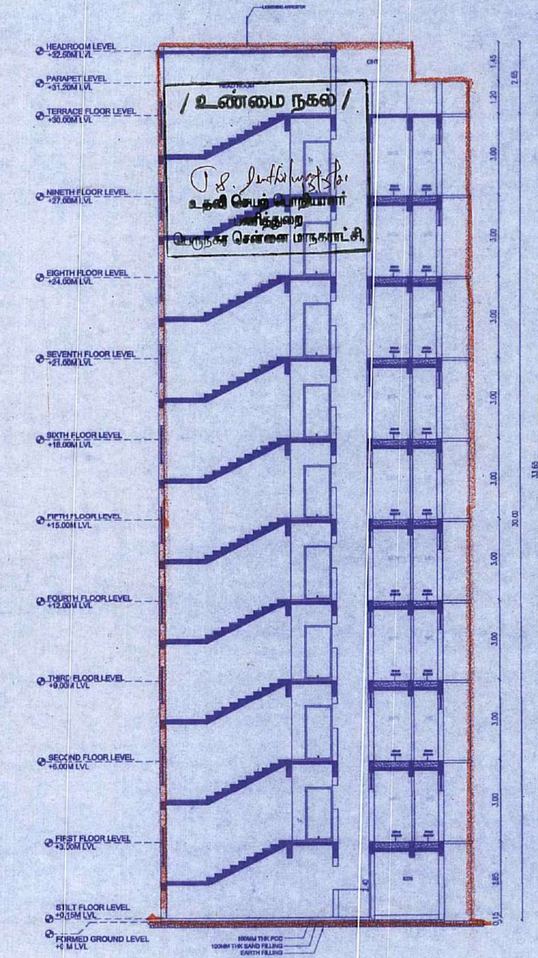
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Dated 30/11/2023.

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CEBA/WDN06/T00012/2024
நாள் 15/05/2024 வார்டு DTS
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

/ உண்மை நகல் /
J.S. பார்த்தசாரதி,
உதவி செயற் பொறியாளர்
பணித்துறை
பெருநகர சென்னை மாநகராட்சி.



FRONT ELEVATION



SECTION AA'

PRINCIPAL DEVELOPER :
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SHEET NO.06/06

PROJECT MANAGEMENT CONSULTANT:
CENTRE FOR URBANISATION, BUILDING & ENVIRONMENT
MODULE NO. 6C, 5TH FLOOR, PHASE II BUILDING,
IIT MADRAS RESEARCH PARK, KANAGAM ROAD,
THARAMANI, CHENNAI, TAMIL NADU 600113

PLAN SHOWING FOR THE PROPOSED RECONSTRUCTION OF STILT FLOOR + 9 FLOORS HIGH RISE RESIDENTIAL BUILDING WITH 162 EWS TENEMENTS (1 UNIT AS REFUGE AREA) AND ICDS & SHOP IN STILT FLOOR (AFTER DEMOLITION OF EXISTING RESIDENTIAL TENEMENTS) AT PAPER MILLS ROAD, CHENNAI, COMPRISED AT T.S.NO.1 & 3, BLOCK NO. 19&33, PERAVALLUR VILLAGE, PERAMBUR TALUK, GREATER CHENNAI CORPORATION.

SCHEDULE OF JOINERY PER TENEMENT

TYPE	DESCRIPTION	SIZE(M)
D	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
SD1	SHAFT DOOR	0.75 X 1.20
SW	STAIRCASE WINDOW	1.50 X 1.20
V	VENTILATOR	0.60 X 0.60
V1	VENTILATOR	1.20 X 0.75
RS	ROLLING SHUTTER	2.00 X 2.10

PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.64 sq.m
COMMON AREA / UNIT	- 8.45sq.m
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.09 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 24.31 sq.m
CARPET AREA / UNIT (PwD UNIT)	- 24.76 sq.m

PLANNING ASST.

NOTE:
1. ALL DIMENSIONS ARE IN METER.

M. MANJU
B.Arch., M.S. (Construction Management)
Centre for Urbanization, Building & Environment (CUBE),
IIT Madras Research Park, Chennai - 600 113.
Registered Architect - Grade I
CMDA ARCHITECT/GR.I/19/08/333
REGISTERED ENGINEER

EXECUTIVE ENGINEER
TAMILNADU URBAN HABITAT DEVELOPMENT BOARD
DIVISION - III, T.P. CHATRAM, CHENNAI - 10.
EXECUTIVE ENGINEER

SENIOR PLANNER

ASST. PLANNER

Dr. K.B. Manikandan, M.E (Structures)., M.I.S.E., Ph.D
Centre for Urbanization, Buildings & Environment
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Registered Structural Engineer (GR-I)
CMDA REGD. No. S.E/GR.I/19/04/103
STRUCTURAL ENGINEER

U. MANIMEKALAI, M.A., MTP., AITP.,
SENIOR PLANNER
Tamil Nadu Urban Habitat Development Board
5, Kasiv[illegible]nai-600 005.
CHIEF ENGINEER

RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the size sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

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 RealEstate™

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

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