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RE REGULATORY RECORD

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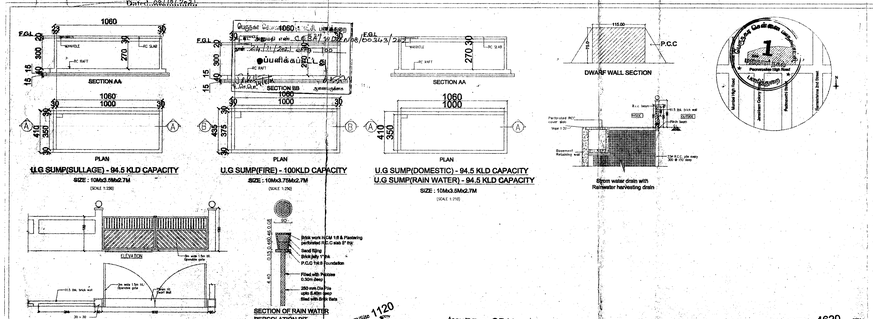
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+91 9996 12 9996
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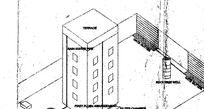
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.5948 of 2019 before the Madurai Bench of Madras High Court

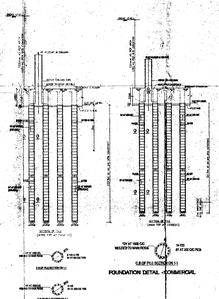
P.P.A approved by C.M.D.A vide Lr.No.6/2021/24/2020 Dated: 08/10/2021

SHEET NO 1/21



SITE PLAN





NOTES
1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design

AREA STATEMENT

SITE EXTENT		
AS PER ORIENTATION SKETCH	34857.52	SQ.M
AS PER TSLR	24750	SQ.M
LEAST EXTENT	24750	SQ.M
OSR PROVIDED	2476	SQ.M
BLOCK 1 (FSI)	20630.47	SQ.M
BLOCK 2 (FSI)	24573.90	SQ.M
BLOCK 3 (FSI)	33245.28	SQ.M
COMMERCIAL BASEMENT BLOCK 1 AND 2	13723.56	SQ.M
BLOCK 3 BASEMENT	18344.96	SQ.M
TOTAL NO OF CAR PARKING REQUIRED	609	NOS
TOTAL NO OF CAR PARKING PROVIDED	910	NOS
TOTAL NO OF TWO WHEELER PARKING REQUIRED	1088	NOS
TOTAL NO OF TWO WHEELER PARKING PROVIDED	2000	NOS
PH PARKING REQUIRED	50	NOS
PH PARKING PROVIDED	75	NOS
TOTAL FSI AREA	78428.65	SQ.M
FSI	3.17	
PLOT COVERAGE	20.74%	

PARKING PROPOSED AT THE FOLLOWING LOCATIONS

COMMERCIAL BLOCK

AT LOCATION	T/W PARKING	CAR PARKING
AT BASEMENT 1	0	343(P.H - 9)
AT BASEMENT 2	00	237 (P.H 11)
AT SURFACE	2000	127 (P.H-10)
TOTAL	2000	607 (P.H - 75)

RESIDENTIAL BLOCK

AT LOCATION	T/W PARKING	CAR PARKING
AT BASEMENT 1	0	128
AT BASEMENT 2	0	128
AT STILT BLOCK 1	0	28
AT STILT BLOCK 2	0	30
TOTAL	0	303

NOTE -
1. OSR PORTION - 2476.00 SQ.M REGISTRATION DOCUMENT NO. 3646 OF 2021 DATED 05/10/2021

STRUCTURAL ENGINEER :
P.K. CHANDRAMANI, M.E.(Struct)
STRUCTURAL ENGINEER
No. 1, RESIDENCY APARTMENTS,
NUNGAMBAKKAM, CHENNAI-600 034.

ARCHITECT:- ENIYAVAN. S.R.
CA/2015/69232
REGISTERED ARCHITECT DELHI A/1618
REGISTERED ARCHITECT GCC NA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENTS,
Architecture | Interior Design | Landscape Design
45, Old Mahabalipuram Road, Sholinganallur,
Chennai-600 119. E-Mail:architecteniyavan@gmail.com
Ph.: 044-42647209

LEGEND
PROPOSED
ROAD
BOUNDARY

TAMIL NADU HOUSING BOARD

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE/ NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE 8 DIVISION 105 SCALE: 1:300

DRAWN: DIVISION

JUNIOR.ENGINEER | ASST. ARCHITECT

TOWN PLANNER | SUPTDG. ENGINEER (HQ)

MSB. NO

CHIEF ENGINEER(C)

AE
AN. NAGAR DIVISION

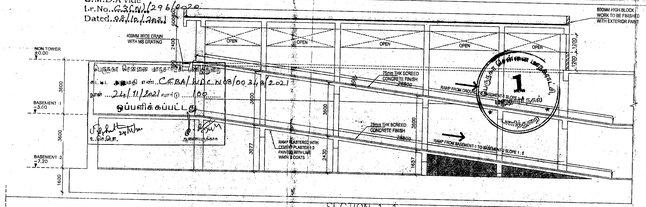
AEE - I
AN. NAGAR DIVISION

EE / ADO
AN. NAGAR DIVISION
EXECUTIVE ENGINEER & ADO,
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Nungambakkam, Chennai-600 101.

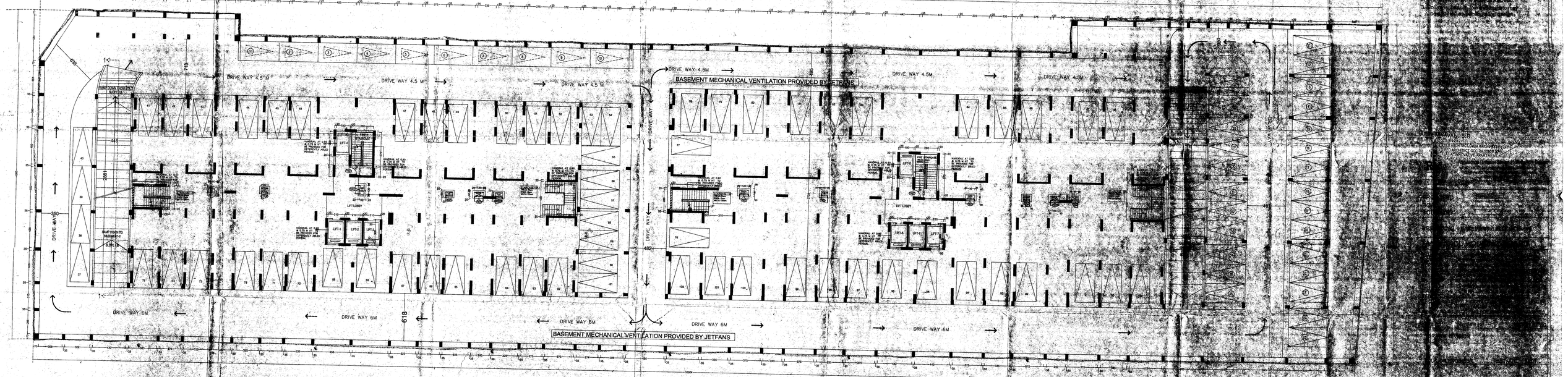
SE
CHENNAI CIRCLE

CMDA approved by
C.M.D.A vide
Lr.No.
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 Madural Bench of Madras High Court



SECTION 1-1



BLOCK - 1 & BLOCK - 2
RESIDENTIAL - BASEMENT-1 FLOOR PLAN (102 CARS)

AE
AN. NAGAR DIVISION

AEE
AN. NAGAR DIVISION

EE / ADD
AN. NAGAR DIVISION

EXECUTIVE ENGINEER & ADD
ANNA NAGAR DIVISION

DC
CHENNAI (NORTH)

C.M.D.A approved by C.M.D.A vide Lr.No. C.2001/296/2020 Dated 28/11/2021.

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

SHEET NO. 3/21

SCHEDULE OF JOINERY:

DD	DOUBLE DOOR	150 X 210
D1	DOOR	90 X 210
SD	SHUTTER DOOR	75 X 210
W	VENTILATOR (common)	90 X 60
WI	VENTILATOR (common)	120 X 75
W	W.NOSING	180 X 135
W1	W.NOSING	120 X 135
SW	SLOPE WEATHER SHOW	180 X 150
FRD1	FIRE RATING DOOR	150 X 210
FRD2	FIRE RATING DOOR	120 X 210
FRD3	FIRE RATING DOOR	90 X 180
SRD	SHUTTER DOOR	150 X 180

NOTES:

1. All dimensions are in mm.
2. Paintings & colour scheme to be followed.
3. Columns, Grills, Projections, etc may be provided as per structural design.

BASEMENT MECHANICAL VENTILATION PROVIDED BY JETFANS

DRIVE WAY 4.5 M

DRIVE WAY 6M

DRIVE WAY

LIFT LOBBY

LIFT 1 LIFT 2 LIFT 3 LIFT 4 LIFT 5 LIFT 6

FIRE STAIRCASE

LIFT MACHINE ROOM

SUMP OF CAPACITY 1 LAKH LTRS

618

BLOCK - 1 & BLOCK - 2
RESIDENTIAL - BASEMENT 2 FLOOR PLAN (102 CARS)

AE
AN. NAGAR DIVISION

AEE
AN. NAGAR DIVISION

EE/ADO
AN. NAGAR DIVISION

EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

SE
CHENNAI CIRCLE

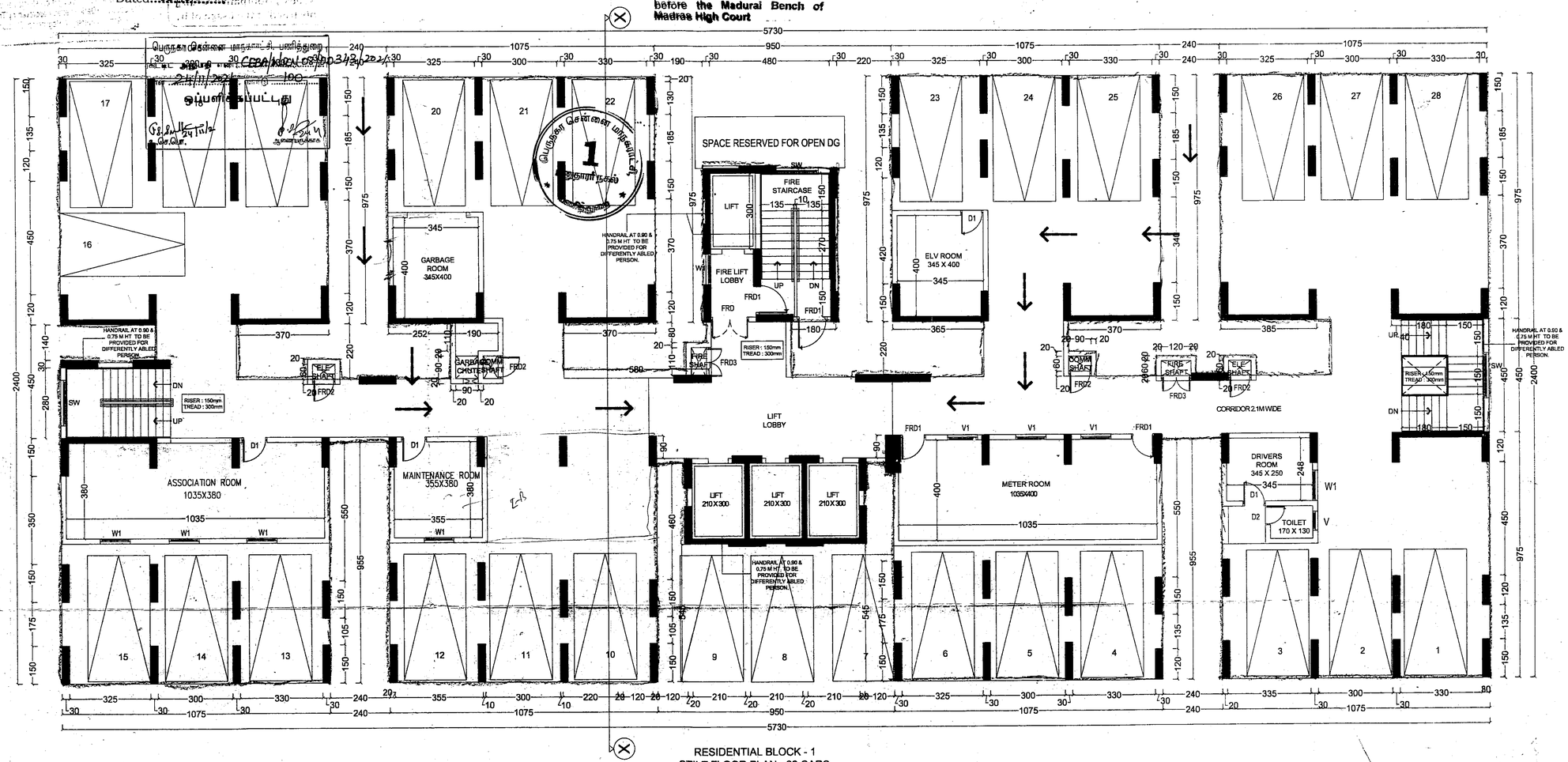
CHIEF PLANNER (I/C)

P.P.A approved by
C.M.D.A vide
Lr.No. C2(2)/296/2020
Dated..02/10/2021

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

SHEET NO	4/21

4/21



RESIDENTIAL BLOCK - 1
STILT FLOOR PLAN - 28 CARS

AE	AEE	EE / ADO
AN NAGAR DIVISION	AN NAGAR DIVISION	EXECUTIVE DIVISION / ANNA NAGAR DIVISION / Tamil Nadu Housing Board / Thalamangalam, Chennai-600 101.

SE		
CHENNAI CIRCLE		

SCHEDULE OF JOINERY

D	DOOR	110 X 210
D1	DOOR	90 X 210
D2	DOOR	75 X 210
FD	FRENCH DOOR	250 X 210
FD1	FRENCH DOOR	180 X 210
W	WINDOW	150 X 135
W1	WINDOW	120 X 135
KW	KITCHEN WINDOW	120 X 105
V	VENTILATOR (louvered)	75 X 67
V1	VENTILATOR	120 X 60
SW	STAIRCASE WINDOW	180 X 135
FRD	FIRE RATING DOOR	120 X 210
FRD1	FIRE RATING DOOR	75 X 210
FRD2	FIRE RATING DOOR	90 X 180
FRD3	FIRE RATING DOOR	120 X 180

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window panels should have 2 leaves. (upper & lower)
4. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER :
P.K. CHANDRAN, B.E., M.E.(Struct)
STRUCTURAL ENGINEER
SE/GR-1/19/04/092
No. 15/7, NALLANNA STREET
PURASAIWALKAM, CHENNAI-600 007.
ENNAYAN, S.R.
CA/2015/69232

ARCHITECT:-
REGISTERED ARCHITECT CMDA RA/01/10085
REGISTERED ARCHITECT GCC RA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENT,
THAI MOOGAMBIGAI STREET, VALASARAVAKKAM
CHENNAI - 600 087.
R.δx Architecture | Interior Design | Landscape Design
#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

RESIDENTIAL - BLOCK 1 - STILT FLOOR PLAN

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND ~~EXTENDED~~ BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

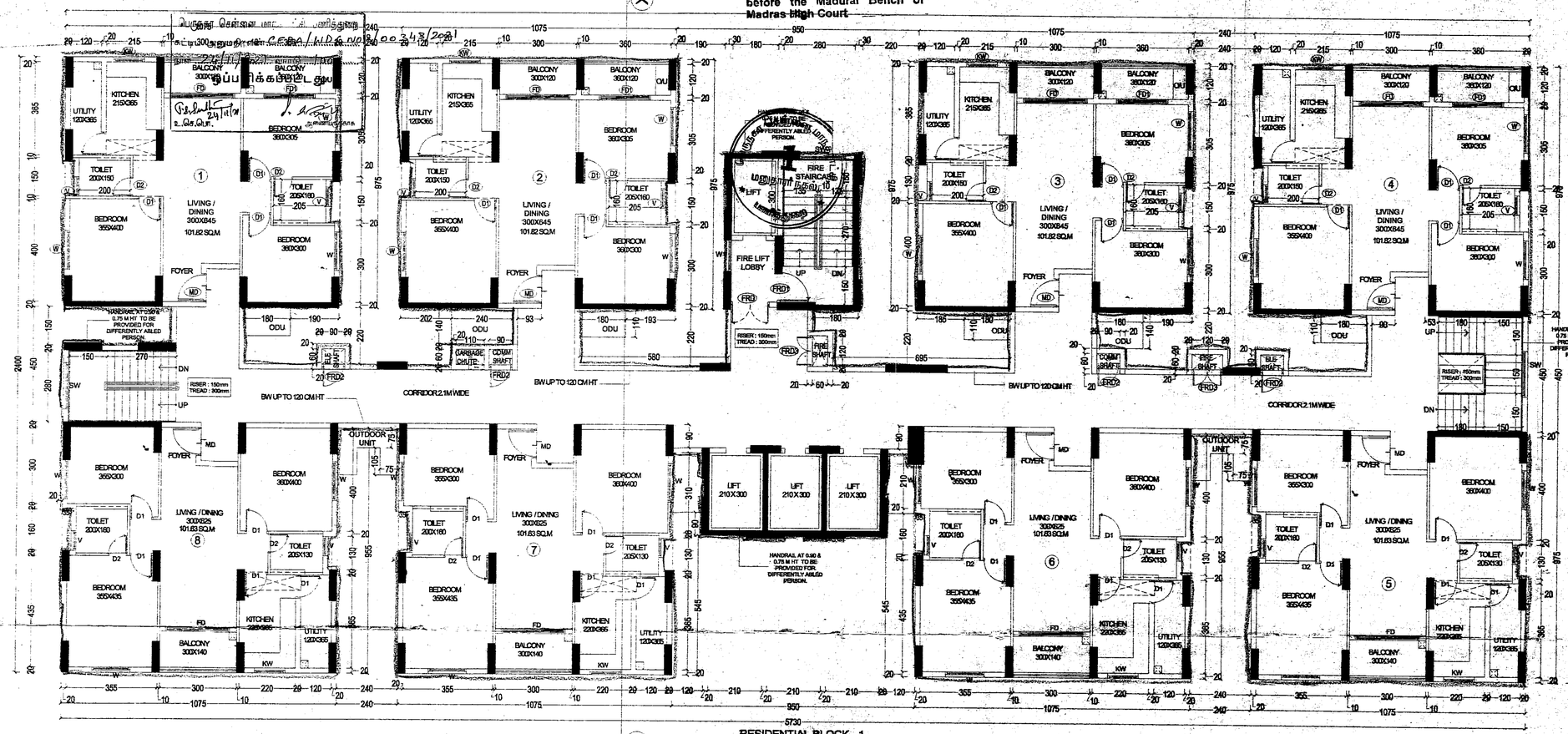
ZONE 8 DIVISION 105 SCALE: 1:100

DRAWN: DIVISION	
JUNIOR.ENGINEER	ASST. ARCHITECT
TOWN PLANNER	SUPTDG. ENGINEER (HQ)
CHIEF ENGINEER(C)	MSB. NO

P.P.A approved by
C.M.D.A vide
Lr.No.C.2(2)/296/2020
Dated...28.10.2020

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

SHEET NO 5/21



RESIDENTIAL BLOCK - 1
TYPICAL FLOOR PLAN 1ST-19TH FLOOR

BLOCK-1 (RESIDENTIAL)

FLOOR	TOTAL	DEDUCTION	SPACE EXCLUDED	PARKING	FSI AREA	NO. OF DWELLING UNITS
STILT FLOOR PLAN	1085	0	84.19	857.9	0	0
FLOOR 01	1089.74	12.5	0	0	1077.24	8
FLOOR 02	1089.74	12.5	0	0	1077.24	8
FLOOR 03	1089.74	12.5	0	0	1077.24	8
FLOOR 04	1089.74	12.5	0	0	1077.24	8
FLOOR 05	1089.74	12.5	0	0	1077.24	8
FLOOR 06	1089.74	12.5	0	0	1077.24	8
FLOOR 07	1089.74	12.5	0	0	1077.24	8
FLOOR 08	1089.74	12.5	0	0	1077.24	8
FLOOR 09	1089.74	12.5	0	0	1077.24	8
FLOOR 10	1089.74	12.5	0	0	1077.24	8
FLOOR 11	1089.74	12.5	0	0	1077.24	8
FLOOR 12	1089.74	12.5	0	0	1077.24	8
FLOOR 13	1089.74	12.5	0	0	1077.24	8
FLOOR 14	1089.74	12.5	0	0	1077.24	8
FLOOR 15	1089.74	12.5	0	0	1077.24	8
FLOOR 16	1089.74	12.5	0	0	1077.24	8
FLOOR 17	1089.74	12.5	0	0	1077.24	8
FLOOR 18	1089.74	12.5	0	0	1077.24	8
FLOOR 19	1089.74	12.5	0	0	1077.24	8
TOTAL	21790.06	237.5	84.19	857.9	20610.47	152

SCHEDULE OF JOINERY

D	DOOR	110 X 210
D1	DOOR	90 X 210
D2	DOOR	75 X 210
FD	FRENCH DOOR	250 X 210
FD1	FRENCH DOOR	180 X 210
W	WINDOW	150 X 135
W1	WINDOW	120 X 135
KW	KITCHEN WINDOW	120 X 105
V	VENTILATOR (louvered)	75 X 67
V1	VENTILATOR	120 X 80
SW	STAIRCASE WINDOW	180 X 135
FRD	FIRE RATING DOOR	120 X 210
FRD1	FIRE RATING DOOR	75 X 210
FRD2	FIRE RATING DOOR	90 X 180
FRD3	FIRE RATING DOOR	120 X 180

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window panels should have 2 leaves. (upper & lower)
4. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER :
P.K. CHANDRAN, B.E., M.E. (Struct)
STRUCTURAL ENGINEER
SE/GR-1/19/04/092
No. 15/7, NALLANNA STREET
ROYAPETTAH, CHENNAI - 600 014

ARCHITECT:-
ENIYAVAN. S.R.
CA/2015/69232
REGISTERED ARCHITECT CMDA RA/87/10/365
REGISTERED ARCHITECT GCC RA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENTS,
THALWADE, PUNAVASAL, CHENNAI-600 103.
R.δx Architecture | Interior Design | Landscape Design
#2, 4th Street, Sunrise Garden, Saligramam
Chennai-93. E-Mail:architects@rbxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

RESIDENTIAL - BLOCK 1 - TYPICAL FLOOR PLAN

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+18 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 (STILT+18 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICES) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE:8 DIVISION:105 SCALE: 1:100

DRAWN: DIVISION

JUNIOR.ENGINEER | ASST. ARCHITECT

TOWN PLANNER | SUPTDG. ENGINEER (HQ)

MSB. NO

CHIEF ENGINEER(C)

AE
AN NAGAR DIVISION

AEE
AN NAGAR DIVISION

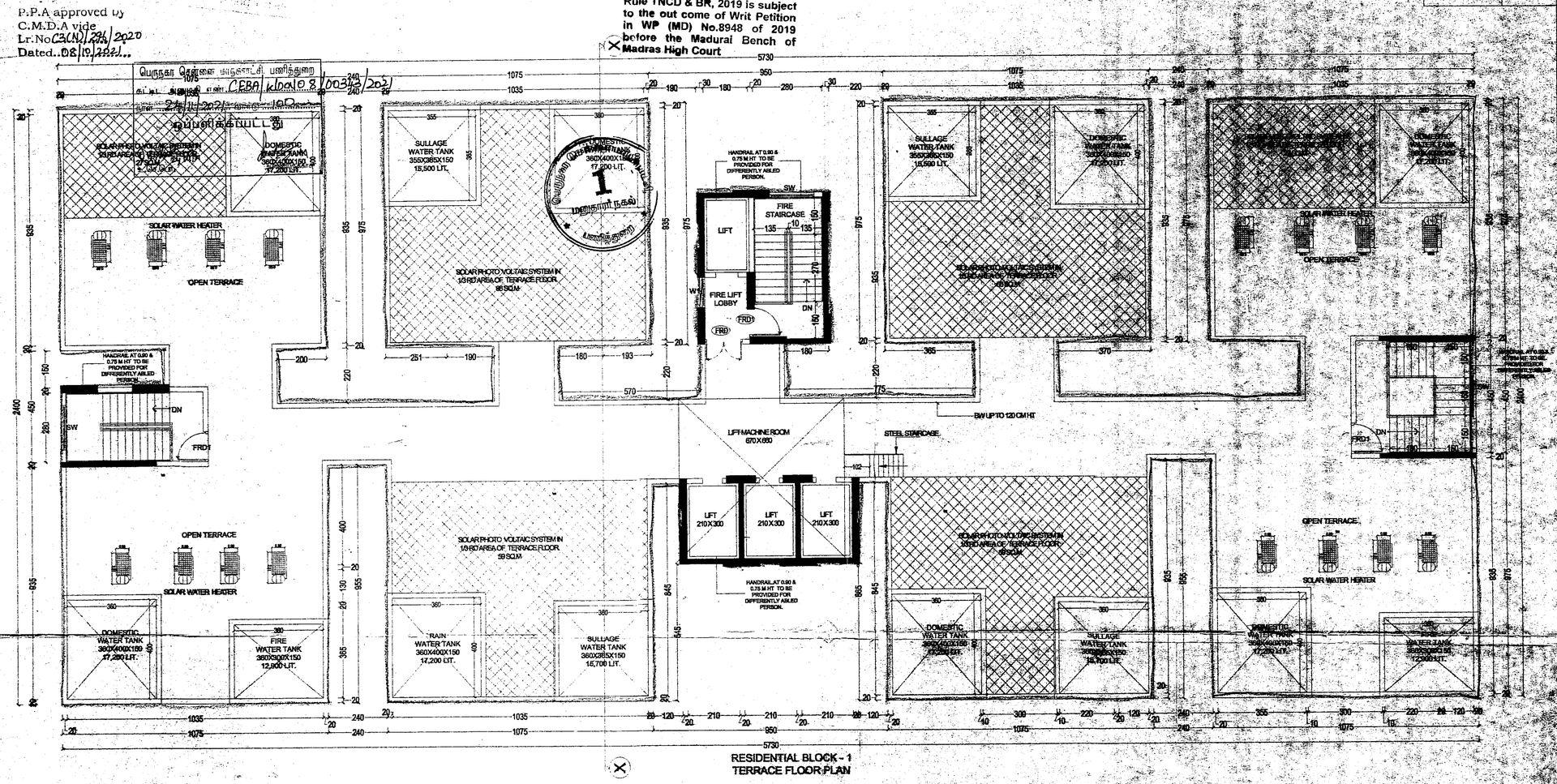
EE / ADO
AN NAGAR DIVISION
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101

SE
CHENNAI CIRCLE

P.P.A approved by
C.M.D.A vide
Lr.No C3(N)1/284/2020
Dated..08/10/2021..

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

SHEET NO 6/21



RESIDENTIAL BLOCK - 1
TERRACE FLOOR PLAN

SCHEDULE OF JOINERY

CW	CASEMENT WINDOW	150 X 135
FRD	FIRE RESISTING DOOR	720 X 2100
FRD1	FIRE RESISTING DOOR	720 X 2100

NOTES:
1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window boards should have 2 notches. (approx 4 inch)
4. Columns, beams, foundations, etc may be modified as per structural design

STRUCTURAL ENGINEER: P.K. CHANDRASEKARAN
No.1517, NAGANNA STREET, ST. THOMAS MOUNT, CHENNAI-600 016

ARCHITECT: ENTHAVAN. S.R.
CA/2015/69232
REGISTERED ARCHITECT CMDA REG:1/10385
REGISTERED ARCHITECT GCC RA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENT, THALIYOOGAMBIGAI STREET, VALASARAVAKKAM CHENNAI - 600 087
Architecture | Design | Landscape Design
R. δx
26, 4th Street, Bajanai Garden, Saligramam Chennai-93. E-Mail:archdelta@rdxgroup.in Ph:-044-42842209.

LEGEND

PROPOSED
ROAD
BOUNDARY

RESIDENTIAL - BLOCK 1 - TERRACE FLOOR PLAN

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL COMMERCIAL COMPRISING OF BLOCK NO.1 GROUND AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT + 15 FLOORS HAVING 152 DWELLING UNITS, BLOCK 2 STILT + 15 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND BLOCK NO.3 DOUBLE LAND COMPRISING STILT + 15 FLOORS OVER AND ABOVE PODIUM FLOOR FOR COMMERCIAL (OFFICE) USE AT THE LAND COMPRISED IN SURVEY NOS.1/1A, 2/1, 3/1 & 4/1 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

SCALE: 1:100 SCALE: 1:100

DRAWN/DESIGN

ASST. ENGINEER | ASSTT. ARCHITECT

SUPTG. ENGINEER (HQ)

USB. NO

AE
AN NAGAR DIVISION

AEE
AN NAGAR DIVISION

EE / ADO
AN NAGAR DIVISION

SE
CHENNAI CIRCLE

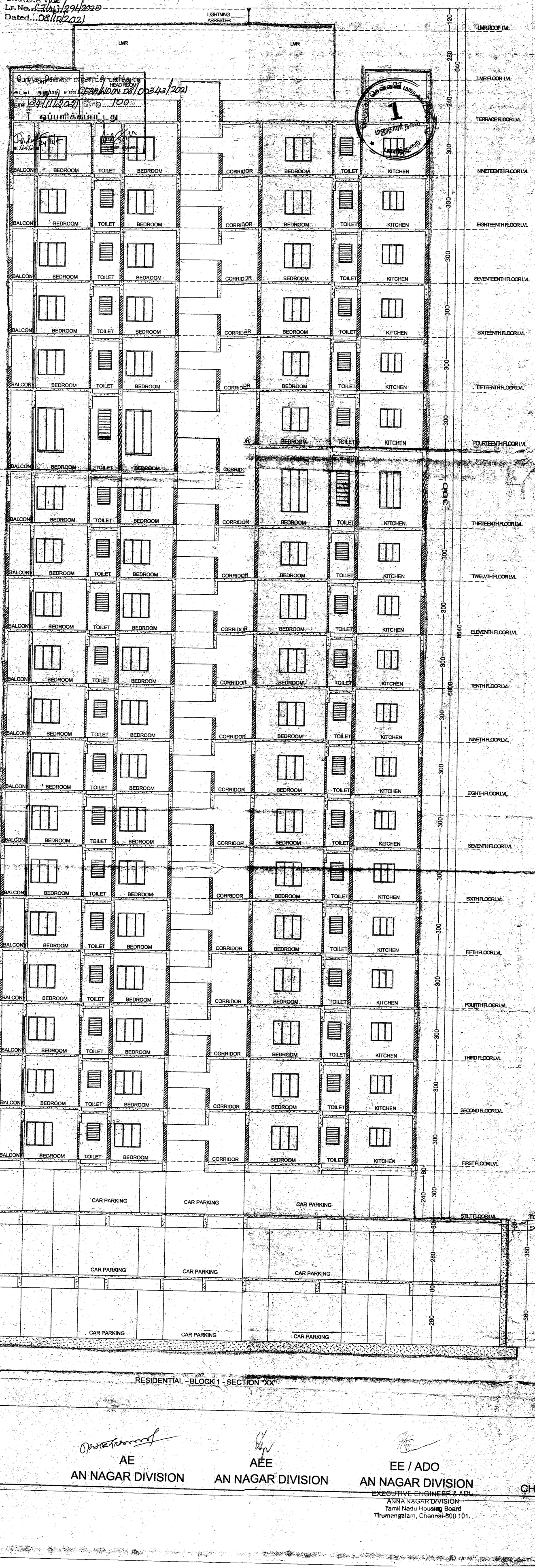
CHIEF ENGINEER(HQ)

EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

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F.P.A approved by
C.M.D.A vide
Lr.No. C2(4)/294/2020
Dated...08/12/2021

SHEET NO 07 /21



FORMED GROUND LEVEL = +13.475 m.
EXISTING GROUND LEVEL = +12.875 m.

RESIDENTIAL - BLOCK 1 - SECTION "XX"

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window panels should have 2 leaves. (upper & lower)
4. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER :

P.K. CHANDRAN, B.E., M.E.(Struct)
STRUCTURAL ENGINEER
SE/GR-1/19/04/092
No. 15/7, NALLANNA STREET
ROYAPETTAH, CHENNAI-600 014

ARCHITECT:- ENIYAVAN. S.R.
CA/2015/69232
REGISTERED ARCHITECT CMDA RA/97-1/18365
REGISTERED ARCHITECT GCC RA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENT,
THAI MOOGAMBIGAI STREET, VALASARAVAKKAM
CHENNAI - 600 087.

R.δx Manifesting a harmonious way
Architecture | Interior Design | Landscape Design
#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

RESIDENTIAL - BLOCK 1 - SECTION

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE- NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE 8 DIVISION 105 SCALE: 1:100

DRAWN: DIVISION

JUNIOR ENGINEER | ASST. ARCHITECT

TOWN PLANNER | SUPTDG. ENGINEER (HQ)

MSB. NO

AE
AN NAGAR DIVISION

AEE
AN NAGAR DIVISION

EE / ADO
AN NAGAR DIVISION
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

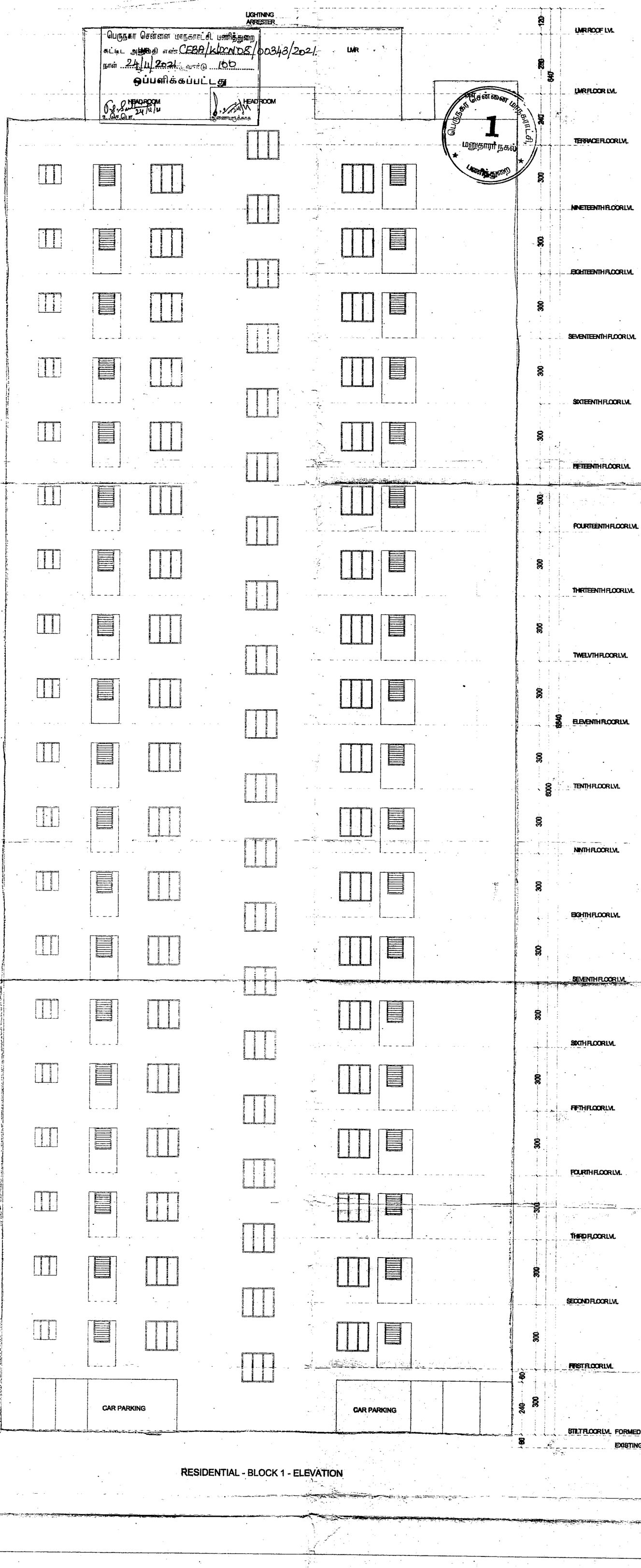
SE
CHENNAI CIRCLE

CHIEF ENGINEER(C)

P.P.A approved by
C.M.D.A vide
Lr.No.C3(N)/296/2020
Dated..08/10/2021

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SHEET NO	08 / 21



RESIDENTIAL - BLOCK 1 - ELEVATION

பெருநகர சென்னை மாநகராட்சி. பணித்துறை
கட்டிட அனுமதி எண் CEBA/KLDCN108/00343/2021.
நாள் 24/11/2021 வாரம் 100
ஒப்பளிக்கப்பட்டது
24/11/21
உ.செ.பொ.
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி 1 மணலி நகல் பணித்துறை

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window panels should have 2 leaves. (upper & lower)
4. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER :

P.K. CHANDRAN,B.E.,M.E.(Struct)
STRUCTURAL ENGINEER
No.15/7, NALLAIN STREET
ROYAPETTAH, CHENNAI-600 014.

ARCHITECT:-

ENTHAAN. S.R.
CA/2015/69232
REGISTERED ARC- CA.RAJ/C-I/10/365
REGISTERED AR- RA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENT,
THAI MOOGAMBIGAI STREET, VALASARAVAKKAM
CHENNAI - 600 087.

R.δx Manifesting a better tomorrow
Architecture | Interior Design | Landscape Design
#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

RESIDENTIAL - BLOCK 1 - ELEVATION

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE- NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE DIVISION 105 SCALE: 1:100

DRAWN: DIVISION

JUNIOR ENGINEER | ASST. ARCHITECT

TOWN PLANNER | SUPTDG. ENGINEER (HQ)

CHIEF ENGINEER(C) | MSB. NO

AE
AN NAGAR DIVISION

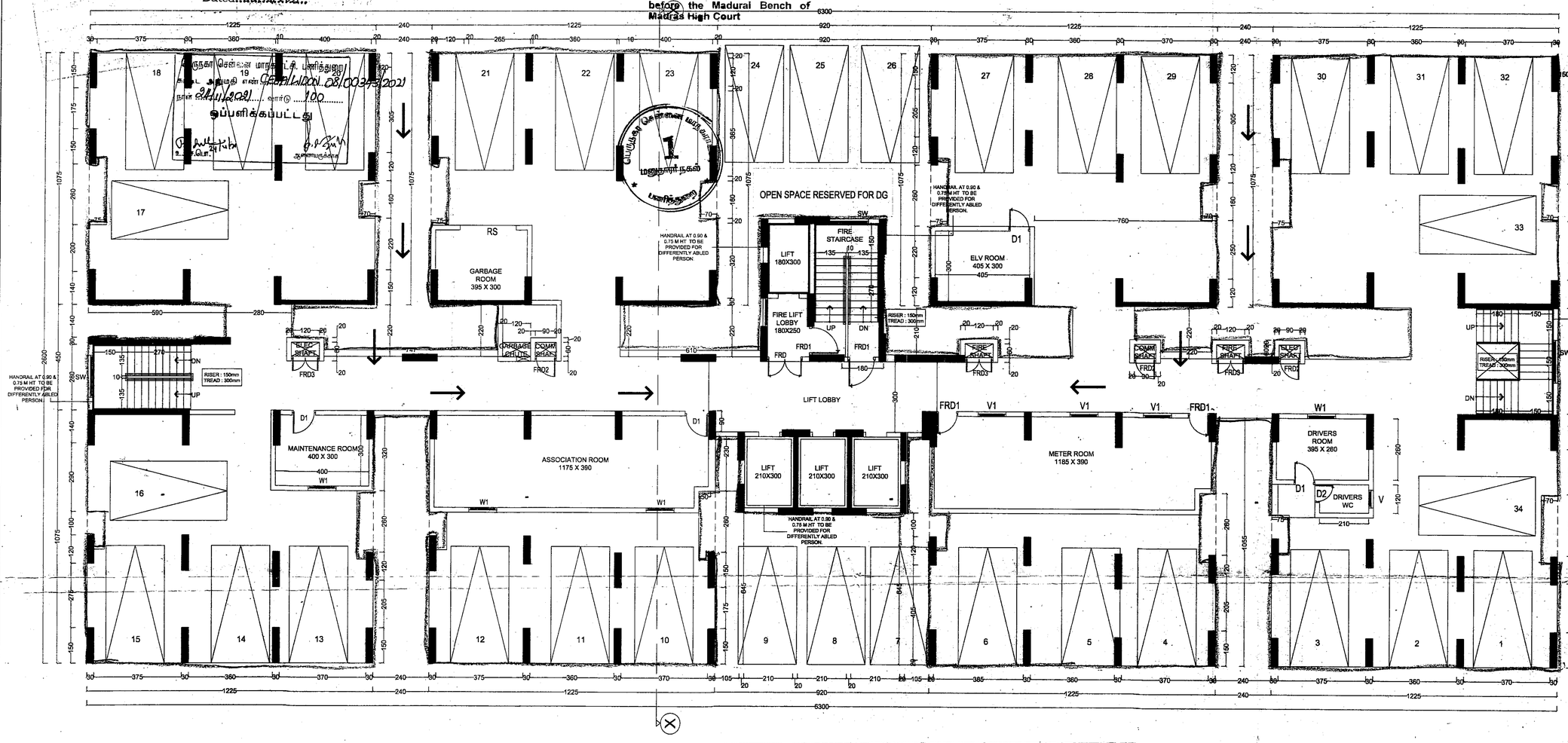
AEE
AN NAGAR DIVISION

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AN NAGAR DIVISION
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Arumangalam, Chennai-600 101.

SE
CHENNAI CIRCLE

P.P.A approved by
C.M.D.A vide
Lr.No.C3(N)/224/2020
Dated..08/12/2021..

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



RESIDENTIAL BLOCK - 2
STILT FLOOR PLAN - 34 CARS

SHEET NO	09 / 21

SCHEDULE OF JOINERY

D	DOOR	110 X 210
D1	DOOR	90 X 210
D2	DOOR	75 X 210
FD	FRENCH DOOR	250 X 210
FD1	FRENCH DOOR	180 X 210
W	WINDOW	150 X 135
W1	WINDOW	120 X 135
KW	KITCHEN WINDOW	120 X 105
V	VENTILATOR (louvered)	75 X 67
V1	VENTILATOR	120 X 60
SW	STAIRCASE WINDOW	180 X 135
FRD	FIRE RATING DOOR	150 X 210
FRD1	FIRE RATING DOOR	120 X 210
FRD2	FIRE RATING DOOR	90 X 180
FRD3	FIRE RATING DOOR	120 X 180

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window panels should have 2 leaves. (upper & lower)
4. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER :

P.K. CHANDRAM B.E.,M.E.(Struct)
STRUCTURAL ENGINEER
SE/GR-1/19/04/092
No.15/7, NALLANNA STREET
CHENNAI-600 014

ENIYAVAN.S.R
CA/2015/69232

ARCHITECT:-

REGISTERED ARCHITECT CMDA RA/Gr.II/10/365
REGISTERED ARCHITECT GCC RA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENT,
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Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

RESIDENTIAL - BLOCK 2 - STILT FLOOR PLAN

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE- NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE8 DIVISION 105 SCALE: 1:100

DRAWN: DIVISION

JUNIOR ENGINEER ASST. ARCHITECT

TOWN PLANNER SUPTDG. ENGINEER (HQ)

MSB. NO

CHIEF ENGINEER(C)

AE
AN NAGAR DIVISION

AEE
AN NAGAR DIVISION

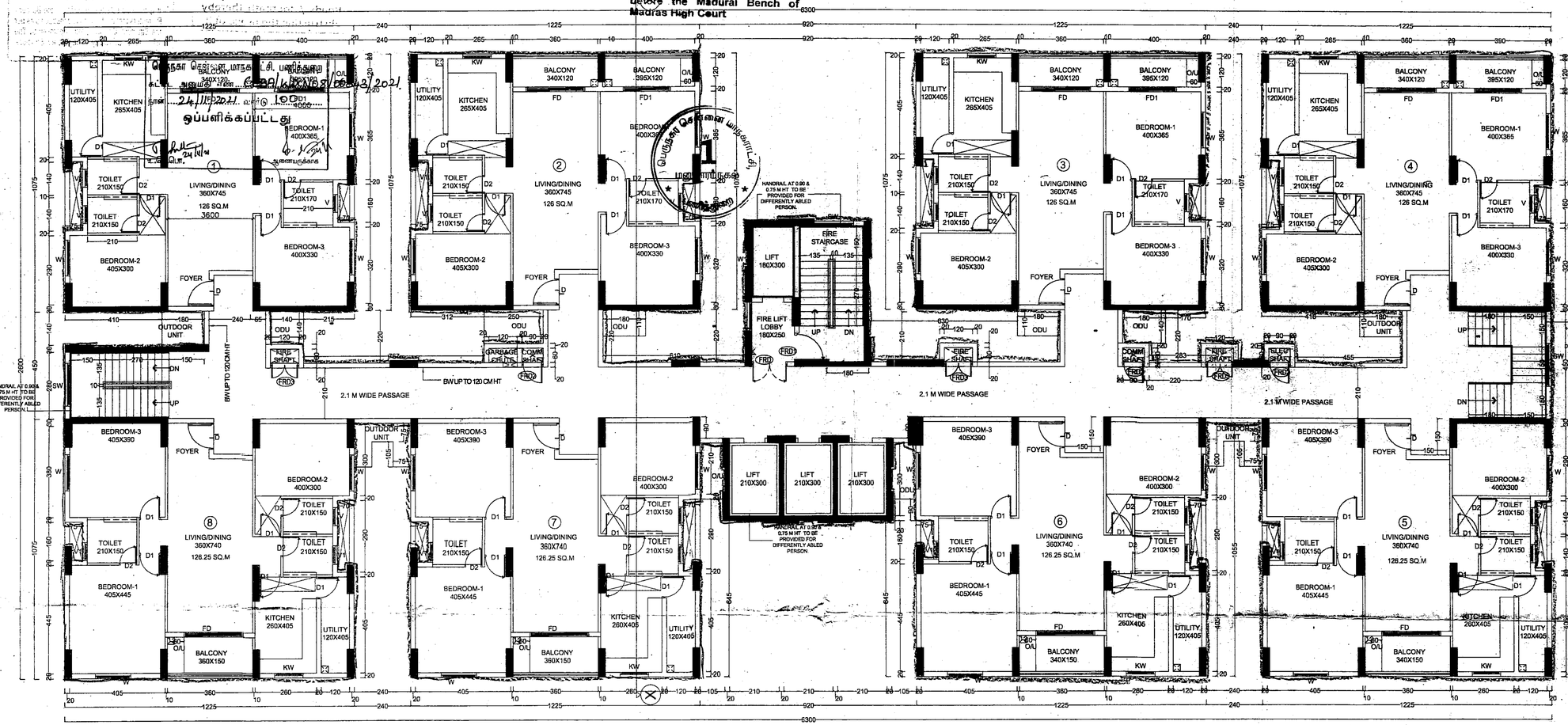
EE / ADO
AN NAGAR DIVISION
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

SE
CHENNAI CIRCLE

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/124/2020
Dated.05/10/2021

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

SHEET NO 10 / 21



RESIDENTIAL BLOCK - 2
TYPICAL FLOOR PLAN (1ST FLOOR TO 19TH FLOOR)

BLOCK 2 (RESIDENTIAL)

FLOOR	TOTAL	DEDUCTION	SPACE EXCLUDED	PARKING	RESIDENTIAL FSI AREA	NO OF DWELLING UNITS
STILT FLOOR PLAN	1307.52	0.00	92.40	1066.15	148.97	0
1ST FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
2nd FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
3rd FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
4th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
5th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
6th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
7th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
8th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
9th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
10th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
11th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
12th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
13th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
14th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
15th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
16th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
17th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
18th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
19th FLOOR PLAN	1308.39	22.92	0.00	0.00	1285.47	8
TOTAL	25166.93	435.48	92.40	1066.15	24572.90	152

SCHEDULE OF JOINERY

D	DOOR	110 X 210
D1	DOOR	90 X 210
D2	DOOR	75 X 210
FD	FRENCH DOOR	250 X 210
FD1	FRENCH DOOR	180 X 210
W	WINDOW	150 X 135
W1	WINDOW	120 X 135
KW	KITCHEN WINDOW	120 X 105
V	VENTILATOR (louvered)	75 X 67
V1	VENTILATOR	120 X 60
SW	STAIRCASE WINDOW	180 X 135
FRD	FIRE RATING DOOR	150 X 210
FRD1	FIRE RATING DOOR	120 X 210
FRD2	FIRE RATING DOOR	90 X 180
FRD3	FIRE RATING DOOR	120 X 180

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window panels should have 2 leaves. (upper & lower)
4. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER :
P.K. CHANDRAN B.E.,M.E.(Struct)
STRUCTURAL ENGINEER
SE/GR-1/19/04/092
No.16/7, NALLANNA STREET,
ERNAVAN, CHENNAI-600 017
CA/2015/69232

ARCHITECT:-
REGISTERED ARCHITECT GMDA/ARCH/10/385
REGISTERED ARCHITECT GCC RA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENT,
THAI MOOGAMBIGAI STREET, VALASARAVAKKAM,
CHENNAI-600 087.
R.δx
Architecture | Interior Design | Landscape Design
#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

RESIDENTIAL - BLOCK 2 -
TYPICAL FLOOR PLAN

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE PART GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE8 DIVISION 105 SCALE: 1:100

DRAWN: DIVISION

JUNIOR.ENGINEER ASST. ARCHITECT

TOWN PLANNER SUPTDG. ENGINEER (HQ)

MSB. NO

CHIEF ENGINEER(C)

AE
AN NAGAR DIVISION

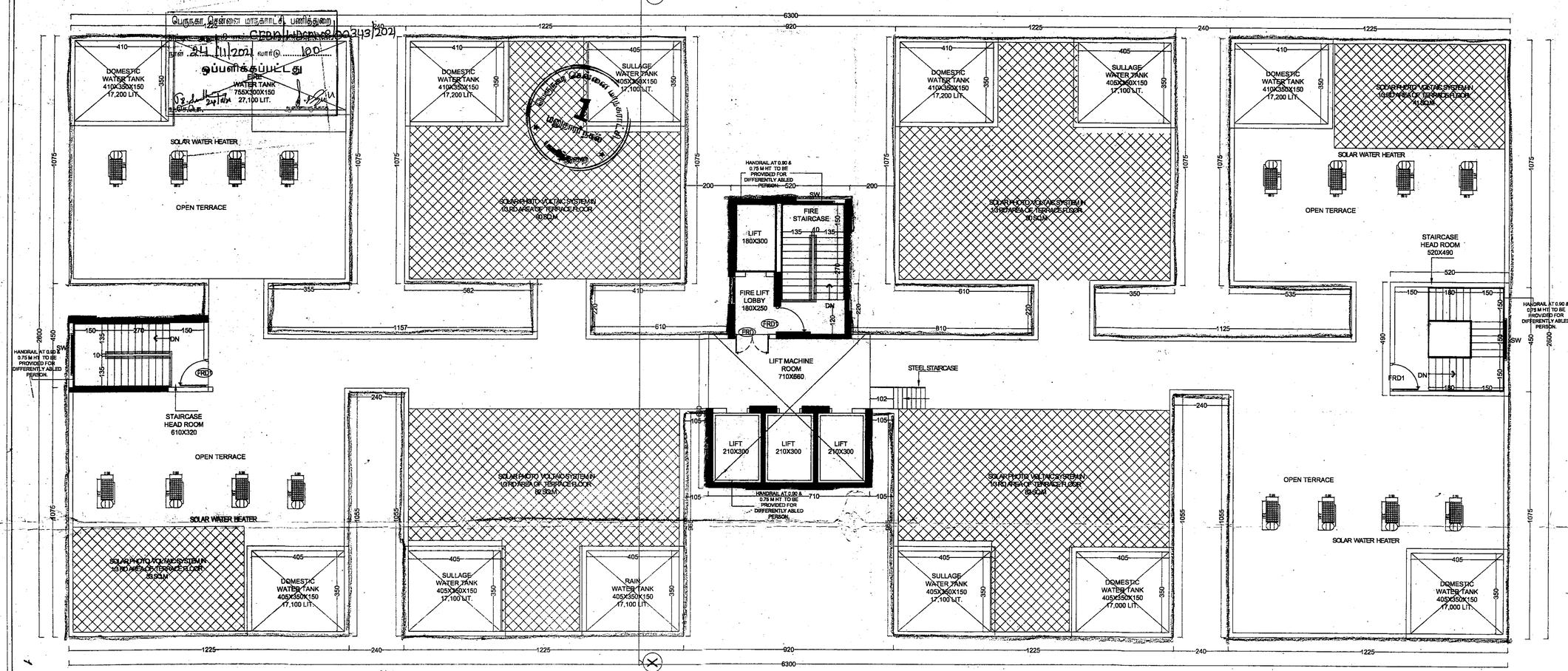
AEE
AN NAGAR DIVISION

EE / ADO
AN NAGAR DIVISION
EXECUTIVE ENGINEER & ADL.
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

SE
CHENNAI CIRCLE

P.P.A approved by
C.M.D.A vide
Lr.No.C3(2)/23612020
Dated....28.10.2021

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.



RESIDENTIAL BLOCK - 2
TERRACE FLOOR PLAN

SHEET NO	11/21	SCHEDULE OF JOINERY

SW	STAIRCASE WINDOW	180 X 135
FRD	FIRE RATING DOOR	150 X 210
FRD1	FIRE RATING DOOR	120 X 210

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window panels should have 2 leaves. (upper & lower)
4. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER :
P.K. CHANDRAN B.E., M.E.(Struct)
STRUCTURAL ENGINEER
SE/GR-1/1980/09
No.15/7, NALLANNA ST
RC.ABETTAH, CHENNAI - 600 014

ARCHITECT:- **ENIYAVAN. S.R.**
CA/2015/69232
REGISTERED ARCHITECT CMDA R.O Gr.I/10/385
REGISTERED ARCHITECT GCC RA /S 2019

R.δx
Architects, Interior Designers, Landscape Design
TRM Block, Main Street, Shanthi Garden, Saligramam
CHENNAI-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

RESIDENTIAL - BLOCK 2 -
TERRACE FLOOR PLAN

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE 8 DIVISION 105 SCALE: 1:100

DRAWN: DIVISION	
JUNIOR.ENGINEER	ASST. ARCHITECT
TOWN PLANNER	SUPTDG. ENGINEER (HQ)
	MSB. NO.
CHIEF ENGINEER(C)	

AE
AN NAGAR DIVISION

AEE
AN NAGAR DIVISION

EE / ADO
AN NAGAR DIVISION

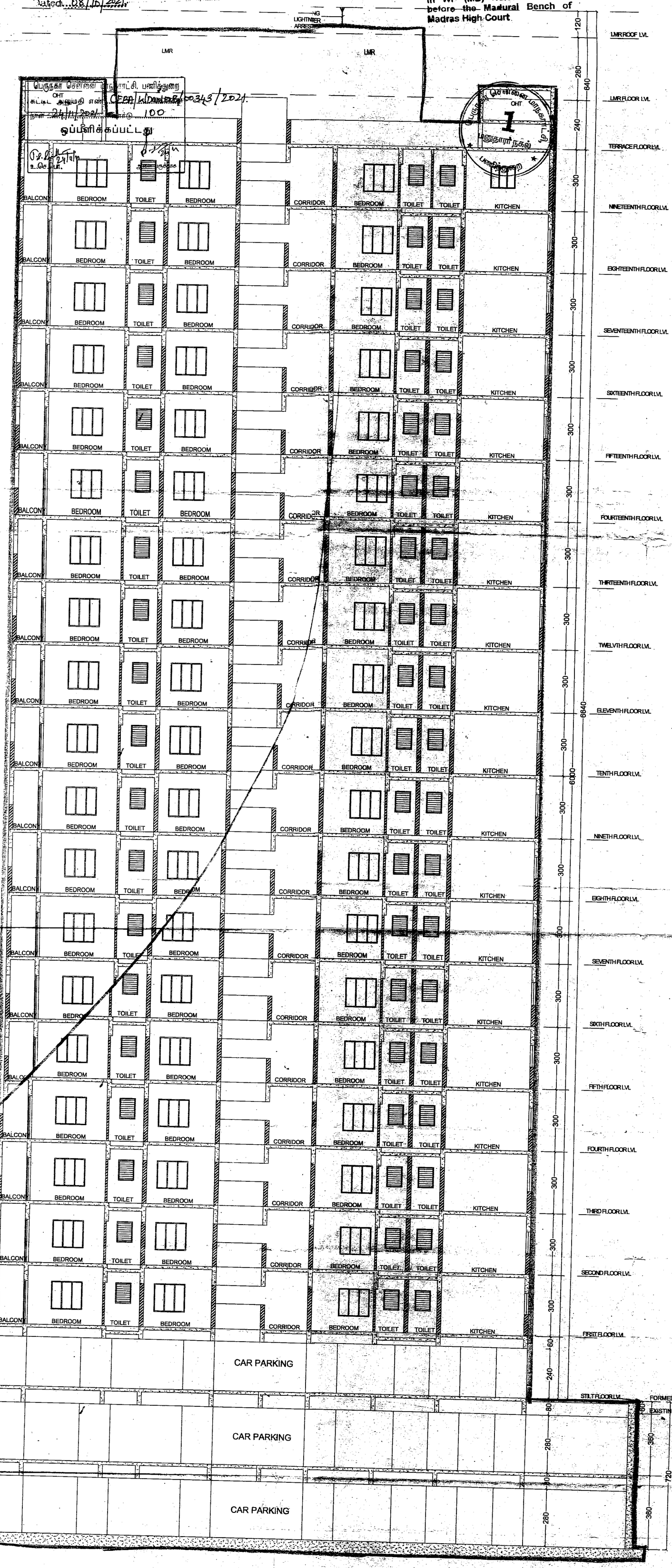
SE
CHENNAI CIRCLE

EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

D.P.A approved by
C.M.D.A vide
Lr.No.C3(N)1.296/2020
Dated..08/10/2021.

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.

SHEET NO 12/21



RESIDENTIAL - BLOCK 2 - SECTION "XX"

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window panels should have 2 leaves. (upper & lower)
4. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER :

P.K. CHANDRAN, B.E., M.E.(Struct)
STRUCTURAL ENGINEER
SE/GR-1/19/04/092
No.15/7, NALLANNA STREET
ROYAPETTAH, CHE... 600 014

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Manifesting a better tomorrow

ENIYAVAN. S.R.
CA/2015/69232
REGISTERED ARCHITECT CMDA RA/Gr.I/10/365
REGISTERED ARCHITECT GCC RA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENT,
THALMOOGAMBIGAI STREET, VALASARAVAKKAM,
CHENNAI - 600 087.

ARCHITECT:-

Architecture | Interior Design | Landscape Design
#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED	
ROAD	
BOUNDARY	

RESIDENTIAL - BLOCK 2 - SECTION

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE- NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE 8 DIVISION 105 SCALE: 1:100

DRAWN: DIVISION	
JUNIOR ENGINEER	ASST. ARCHITECT
TOWN PLANNER	SUPTDG. ENGINEER (HQ)
CHIEF ENGINEER(C)	MSB. NO

AE
AN NAGAR DIVISION

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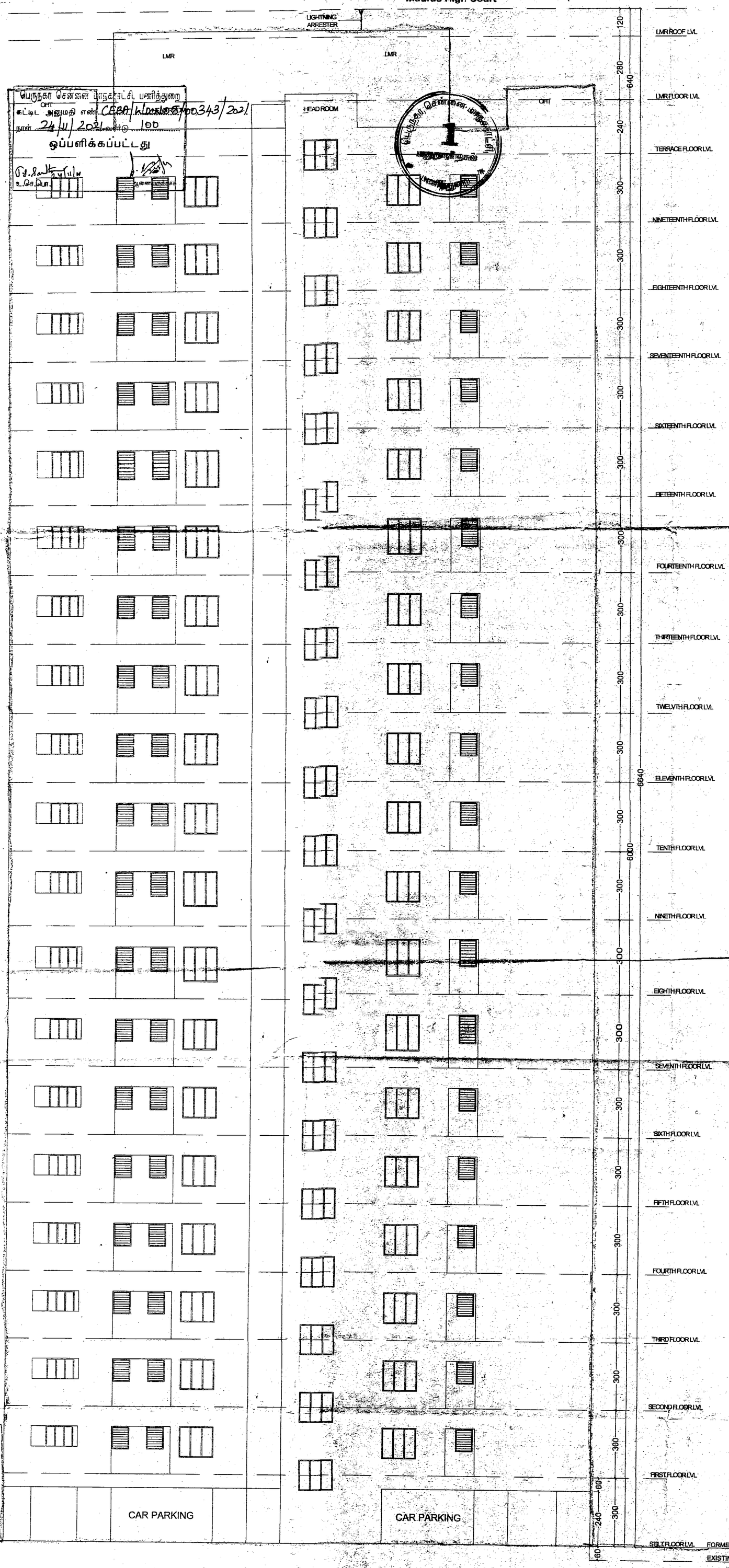
EE / ADO
AN NAGAR DIVISION
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101

SE
CHENNAI CIRCLE

P.A approved by
C.M.D.A vide
Lr.No. C3(N)/296/2020
Dated...08/10/2021.

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

SHEET NO 13/21



RESIDENTIAL - BLOCK 2 - ELEVATION

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண்: CEBP/Block5/00343/2021
நாள் 24/11/2021 வரை 100
ஒப்பளிக்கப்பட்டது
உ.செ.பொ.

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Window panels should have 2 leaves. (upper & lower)
4. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER :

P.K. CHANDRAN, B.E., M.E.(Struct)
STRUCTURAL ENGINEER
SE/GR-1/19/04/092
No.15/7, NALLANNA STREET
ROYAPETTAH, CHENNAI-600 014

ARCHITECT:- ENIYAVAN. S.R.
CA/2013/69232
REGISTERED ARCHITECT, CMDA RA/Gr.I/10365
REGISTERED ARCHITECT, COA RA 10109 2019
ENIYAVAN. S.R.

R.δx
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#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

RESIDENTIAL - BLOCK 2 - ELEVATION

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE- NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE 8 DIVISION 105

SCALE: 1:100

DRAWN: DIVISION

JUNIOR ENGINEER | ASST. ARCHITECT

TOWN PLANNER | SUPTDG. ENGINEER (HQ)

MSB. NO

AE
AN NAGAR DIVISION

AEE
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EE / ADO
AN NAGAR DIVISION

SE
CHENNAI CIRCLE

CHIEF ENGINEER(C)

EXECUTIVE ENGINEER & AE
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101

P.P.A approved by
C.M.D.A vide
Lr.No. C3/pp/296/2020
Dated 08/10/2021

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 Madras High Court.

SECTION 1-1

MECHANICAL VENTILATION PROVIDED BY JET FANS

4.0 M DRIVEWAY

6.0 M DRIVEWAY

5 M DRIVEWAY

4.5 M DRIVEWAY

HANDRAIL AT 0.90 & 0.75 M HT TO BE PROVIDED FOR DIFFERENTLY ABLED PERSON.

1:8 SLOPE RAMP UP TO GROUND

1:8 SLOPE RAMP DOWN FROM GROUND

1:8 SLOPE RAMP DOWN TO BASEMENT-2

1:8 SLOPE RAMP UP FROM BASEMENT-2

PRESSURIZED LIFT LOBBY 300 X 1962

LIFT 1 LIFT 2 LIFT 3 LIFT 4 LIFT 5 LIFT 6 LIFT 7 LIFT 8 LIFT 9 LIFT 10 LIFT 11 LIFT 12

5.5 M DRIVEWAY

6 M DRIVEWAY

3.5 M DRIVEWAY

MECHANICAL VENTILATION PROVIDED BY JET FANS

OFFICE BLOCK-3 BASEMENT-1 (243 CARS)

SHEET NO : 14/21 SCHEDULE OF JOINERY

FRD1	FIRE RATING DOOR	100 X 210
FRD2	FIRE RATING DOOR	150 X 210
SD	STEEL DOOR	90 X 210

NOTES

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2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design.

FULLY AIR CONDITIONED AREA	MECHANICAL VENTILATION AREA	PRESSURISATION (MECHANICAL)	NATURAL VENTILATION AREA
OFFICE AREA	TOILET	LIFT LOBBY & WELL	
ENTRANCE LOBBY	ELECTRICAL ROOM		FIRE ESCAPE STAIRCASE - 1 2 & 3
CORRIDORS	BASEMENT		

STRUCTURAL ENGINEER :
P.K. CHANDRAVADANAM (Stud)
STRUCTURAL ENGINEER
No.1617, I FLOOR, 'A' STREET,
ROYAPETTAH, CHENNAI-600 014.

ARCHITECT : CA/2015/69232 ENIYAVAN.S.R
REGISTERED ARCHITECT GCC RA 10105 2019
REGISTERED ARCHITECT
No.13, FLAT-A, INNOVATIVE APARTMENT,
THANDAVARAYAN STREET, VALASARAVAKKAM
CHENNAI-600 087. Interior Design / Landscape Design
R. δXCHEN NITHILA Architects, Engineers
Chennai-625. E-Mail:architects@rnithila.in
Ph.: 044-42647208

LEGEND

PROPOSED
ROAD
BOUNDARY

OFFICE BLOCK BASEMENT-1

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE8 DIVISION 105 SCALE 1:150

DRAWN: DIVISION	
JUNIOR ENGINEER	ASST. ARCHITECT.
TOWN PLANNER	SUPTDG. ENGINEER (HQ)
	MSB. NO
CHIEF ENGINEER(C)	

AE AN NAGAR DIVISION | AEE AN NAGAR DIVISION | EE / ADO AN NAGAR DIVISION | SE CHENNAI CIRCLE

EXECUTIVE ENGINEER & ADC
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Nungambakkam, Chennai-600 101.

SHEET NO - 15/21

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. C3(N1)/29/2020 Dated....03.01.2021

Planning Permission No. C/PP/ANR/28/02343/2021 Dated 04.10.2021

MECHANICAL VENTILATION PROVIDED BY JET FANS

4.5 M DRIVEWAY

5.0 M DRIVEWAY

6.0 M DRIVEWAY

4.0 M DRIVEWAY

5.5 M DRIVEWAY

3.0 M DRIVEWAY

5 M DRIVEWAY

1:8 SLOPE RAMP DOWN FROM BASEMENT 1

1:8 SLOPE RAMP UP TO BASEMENT 1

HANDRAIL AT 0.90 & 0.75 M HT TO BE PROVIDED FOR DIFFERENTLY ABLED PERSON.

PRESSURIZED LIFT LOBBY 360 X 1062

LIFT 1 LIFT 2 LIFT 3 LIFT 4 LIFT 5 LIFT 6 LIFT 7 LIFT 8 LIFT 9 LIFT 10 LIFT 11 LIFT 12

OFFICE BLOCK-3 BASEMENT-2 (237 CARS)

SCHEDULE OF JOINERY

FRD1	FIRE RATING DOOR	100 X 210
FRD2	FIRE RATING DOOR -	100 X 210
SD	STEEL DOOR	90 X 210

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design

FULLY AIR CONDITIONED AREA	MECHANICAL VENTILATION AREA	PRESSURIZATION (MECHANICAL)	NATURAL VENTILATION AREA
OFFICE AREAS	TOILET	LIFT LOBBY & HALL	
ENTRANCE LOBBY	ELECTRICAL ROOM BASEMENT		FIRE ESCAPE STAIRCASE (1,2 & 3
CORRIDORS			

STRUCTURAL ENGINEER :
P.K. CHANDRAMOULE (Struct)
STRUCTURAL ENGINEER
Lic.No.SR-1/15/01/092
No.15, GANGA STREET
KODAMBAKKAM, CHENNAI-600 024

ARCHITECT
CoA/2015/09232
REGISTERED ARCHITECT COA/R-15/085
REGISTERED ARCHITECT COA/R-15/2009 2015
No.13, FLAT-A, INNOVATIVE APARTMENT,
THAI MOOGAMBIGAI STREET, VALASARAVAKKAM
Chennai-600 087. E-Mail:architectramesh@gmail.com
Ph.: 044-42047208

LEGEND

PROPOSED
ROAD
BOUNDARY

OFFICE BLOCK BASEMENT-1

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR Pperiyar SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE8 DIVISION 105 SCALE: 1:150

DRAWN: DIVISION	
JUNIOR ENGINEER	ASST. ARCHITECT
TOWN PLANNER	SUPTDG. ENGINEER (HQ)
	MSB. NO
CHIEF ENGINEER(C)	

AE AN NAGAR DIVISION | AEE AN NAGAR DIVISION | EE / ADO AN NAGAR DIVISION | SE CHENNAI CIRCLE

EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

P.P.A approved by C.M.D.A vide Lr.No.C3/20296/2020 Dated..08/12/2021.

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

SHEET NO - 16/21

16/21

HANDRAIL AT 0.90 & 0.75 M HT TO BE PROVIDED FOR DIFFERENTLY ABLED PERSON.

RAMP UP 1:12 SLOPE

UP

பெருநகர சென்னை மாநகராட்சி பிளந்தரை கட்டட அனுமதி எண்.CERB/ADDN/08/002349/2021 நாள் 24/11/2021 வரை 100 ஒப்புகிக்கப்பட்டது

MASTER ROOM 430 X 600

ENTRANCE LOBBY 413 X 700

SERVICE BALCONY 530 X 420

METER ROOM 360 X 380

PLUMBING SHAFT 120 X 470

GENTS TOILET 405 X 820

LEDGE

JC

ENABLED TOILET 155 X 180

LADIES TOILET 335 X 820

FIRE ESCAPE STAIRCASE 1

SERVICE BALCONY 530 X 420

IBMS ROOM 500 X 500

LIFT 1 LIFT 2 LIFT 3 LIFT 4 LIFT 5 LIFT 6 LIFT 12 LIFT 11 LIFT 10 LIFT 9 LIFT 8 LIFT 7

PRESURRIZATION SHAFT

PRESURRIZED LIFT LOBBY 360 X 1962

HANDRAIL AT 0.90 & 0.75 M HT TO BE PROVIDED FOR DIFFERENTLY ABLED PERSON.

SECURED LOBBY WITH ACCESS CONTROL 1050 X 810

SECURED LOBBY WITH ACCESS CONTROL 740 X 900

OFFICE SPACE

ENTRANCE LOBBY

STRUCTURAL GLAZING TO DETAIL

RAMP UP 1:12 SLOPE

HANDRAIL AT 0.90 & 0.75 M HT TO BE PROVIDED FOR DIFFERENTLY ABLED PERSON.

OFFICE BLOCK-3 - GROUND FLOOR PLAN

SW	STAIRCASE WINDOW	180 X 135
FRD	FIRE RATING DOOR	120 X 210
FRD1	FIRE RATING DOOR	75 X 210
GD1	GLASSDOOR	200 X 210
D	DOOR	100 X 210
D1	DOOR	120 X 210
D2	DOOR	75 X 210
D3	DOOR	60 X 210

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design

BLOCK 3 (COMMERCIAL - OFFICE USE

FLOOR	TOTAL AREA	DEDUCTION	SPACE EXCLUDED	PARKING	COMMERCIAL FSI AREA
FLOOR BF 1	9222.1	0	149.62	9072.48	0
FLOOR BF 2	9222.1	0	149.62	9072.48	0
FLOOR GF	2800	24.61	0	0	2775.39
FLOOR 01	2800	30.01	0	0	2769.99
FLOOR 02	2800	30.01	0	0	2769.99
FLOOR 03	2800	30.01	0	0	2769.99
FLOOR 04	2800	30.01	0	0	2769.99
FLOOR 05	2800	30.01	0	0	2769.99
FLOOR 06	2800	30.01	0	0	2769.99
FLOOR 07	2800	30.01	0	0	2769.99
FLOOR 08	2800	30.01	0	0	2769.99
FLOOR 09	2800	30.01	0	0	2769.99
FLOOR 10	2800	30.01	0	0	2769.99
FLOOR 11	2800	30.01	0	0	2769.99
TOTAL	52044.2	354.72	299.24	18144.96	33245.38

STRUCTURAL ENGINEER :
P.K. CHANDRAN B.E., M.E. (Struct)
STRUCTURAL ENGINEER
SE/GR-1/19/04/092
No. 16/7, NALLANNA STREET
ROYAPETTAH, CHENNAI - 600014

ARCHITECT: C.A/2015/69232
ENTYAN. S.R.
REGISTERED ARCHITECT CMDA RAD/1/2019
REGISTERED ARCHITECT TCC RA 16109 2019
Architects | Interior Designers | Landscape Design
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

OFFICE BLOCK-3 - GROUND FLOOR PLAN

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE8 DIVISION 105 SCALE: 1:100

DRAWN: DIVISION

JUNIOR ENGINEER | ASST. ARCHITECT

TOWN PLANNER | SUPTDG. ENGINEER (HQ)

MSB. NO

CHIEF ENGINEER(C)

AE AN NAGAR DIVISION | AEE AN NAGAR DIVISION | EE / ADO AN NAGAR DIVISION | SE CHENNAI CIRCLE

EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

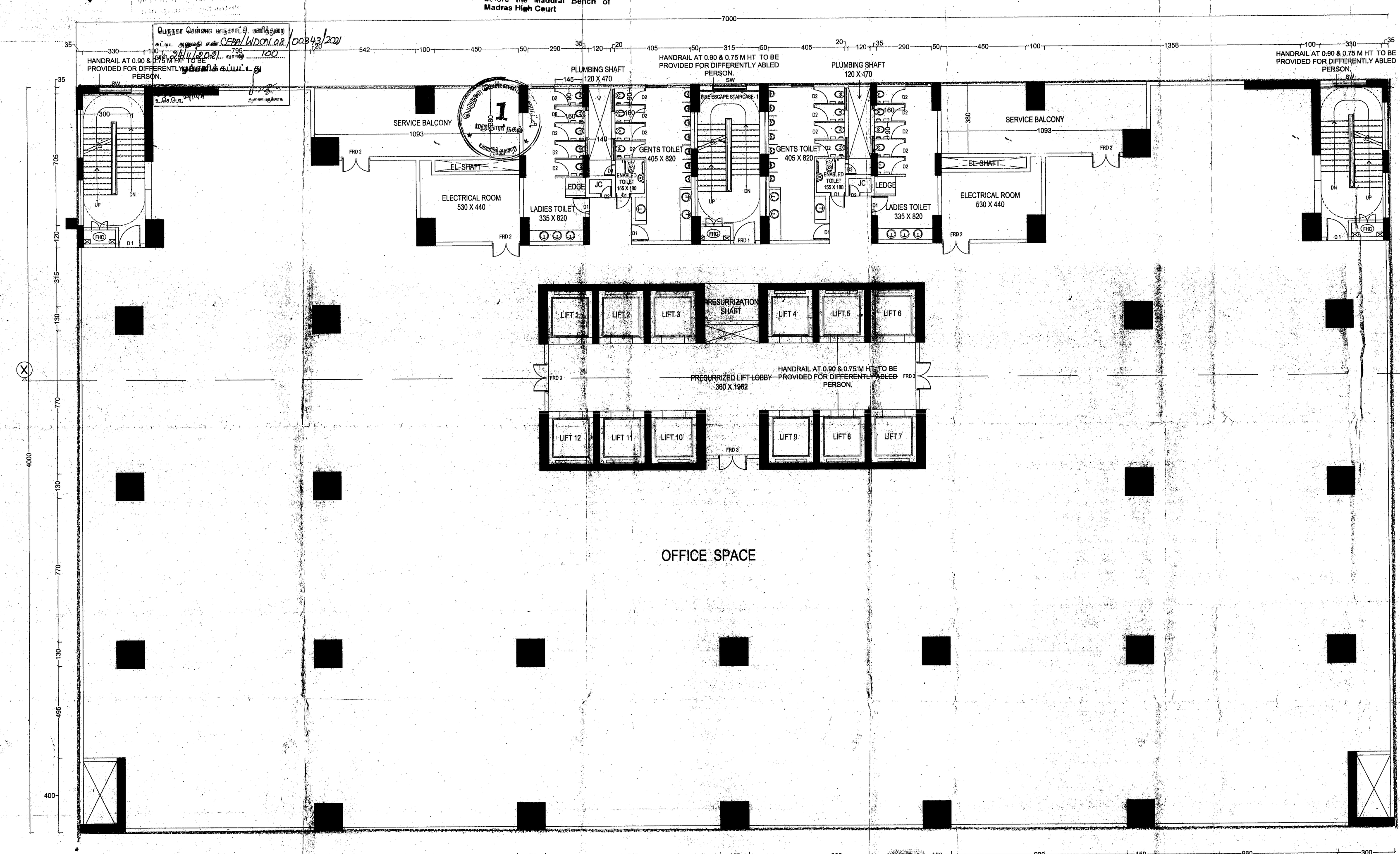
C.M.D.A approved by
C.M.D.A vide
Lr.No.23/W/2018/2020
Dated...28.10.2021

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 பணிந்தறை
கட்டிட அனுமதி எண் CERA/14004.08/00343/2021
நாள் 24/11/2021
தவறாக்கப்பட்டது

SHEET NO - 17/21

17/21



OFFICE BLOCK-3 - TYPICAL FLOOR PLAN
1,2,3,4,5,7,8,10,11

AE
AN NAGAR DIVISION

AEE
AN NAGAR DIVISION

EE / ADO
AN NAGAR DIVISION
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101

SE
CHENNAI CIRCLE

SCHEDULE OF JOINERY

SW	STAIRCASE WINDOW	180 X 135
FRD	FIRE RATING DOOR	120 X 210
FRD1	FIRE RATING DOOR	75 X 210
GD1	GLASSDOOR	200 X 210
SD	STEEL DOOR	90 X 210
D	DOOR	100 X 210
D1	DOOR	120 X 210
D2	DOOR	75 X 210
D3	DOOR	60 X 210

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design

FULLY AIR CONDITIONED AREA	MECHANICAL VENTILATION AREA	PRESSURIZATION (MECHANICAL)	NATURAL VENTILATION AREA
OFFICE AREAS	TOILET	LIFT LOBBY & WELL	FIRE ESCAPE STAIRCASE
ENTRANCE LOBBY	ELECTRICAL ROOM	P.K. C S	
CORRIDORS	BASEMENT		

STRUCTURAL ENGINEER :
P.K. CHANDRAN, M.E.(Struct)
CHARTERED ENGINEER
(IN-1739/2002)
No. [illegible], NALLANNA STREET,
ROYAPETTAH, CHENNAI-600 014

ARCHITECT : ENIYAVAN. S.R.
CA/2015/69232
REGISTERED ARCHITECT CMDA/CA/0035
REGISTERED ARCHITECT GCC/RA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENT,
THAI MOOGAMBIGAI STREET, VALASARAVAKKAM
CHENNAI - 600 087.
R.δx Architecture | Interior Design | Landscape Design
#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

OFFICE BLOCK-3- TYPICAL FLOOR PLAN
1,2,3,4,5,7,8,10,11

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE 8 DIVISION 105 SCALE: 1:100

DRAWN: DIVISION	
JUNIOR.ENGINEER	ASST. ARCHITECT
TOWN PLANNER	SUPTDG. ENGINEER (HQ)
	MSB. NO
CHIEF ENGINEER(C)	

P.P.A approved by C.M.D.A vide Lr.No. CSC(N)/336/2020 Dated 05/10/2021.

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

18/21

SHEET NO - 18/21 SCHEDULE OF JOINERY

SW	STAIRCASE WINDOW	180 X 135
FRD	FIRE RATING DOOR	120 X 210
FRD1	FIRE RATING DOOR	100 X 210
FRD2	FIRE RATING DOOR	150 X 210
FRD3	FIRE RATING DOOR	150 X 210
SD	STEEL DOOR	90 X 210
D	DOOR	100 X 210
D1	DOOR	120 X 210
D2	DOOR	75 X 210
D3	DOOR	60 X 210

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design

FULLY AIR CONDITIONED AREA	MECHANICAL VENTILATION AREA	PRESURIZATION (MECHANICAL)	NATURAL VENTILATION AREA
OFFICE AREAS	TOILET	LIFT LOBBY & WELL	
ENTRANCE LOBBY	ELECTRICAL ROOM		FIRE ESCAPE STAIRCASE - 1,2 & 3
CORRIDORS	BASEMENT		

P.K. CHANDRAN, B.E.,M.E.(Struct)
STRUCTURAL ENGINEER
REGN. NO.
No.16/7, NALLANNA STREET
ROYAPETTAH, CHENNAI-600 014

ARUNACHALAM. S.R.
CA/2015/69232
REGISTERED ARCHITECT CMDA RA/Gr.I/1
REGISTERED ARCHITECT GCC RA 10105/2
No.13, FLAT-A, INNOVATIVE APARTMENT,
THAI MOOGAMBIGAI STREET, VALASARAVAKKAM
CHENNAI - 600 087

R.OX Architecture | Interior Design | Landscape Design
#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

OFFICE BLOCK-3- TYPICAL FLOOR PLAN 1,2,3,4,5,7,8,10,11

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE 8 DIVISION 105

SCALE: 1:100

DRAWN: DIVISION	
JUNIOR ENGINEER	ASST. ARCHITECT
TOWN PLANNER	SUPTDG. ENGINEER (HQ)
	MSB. NO
CHIEF ENGINEER(C)	

AE AN NAGAR DIVISION | AEE AN NAGAR DIVISION | EE / ADO AN NAGAR DIVISION | SE CHENNAI CIRCLE

EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION

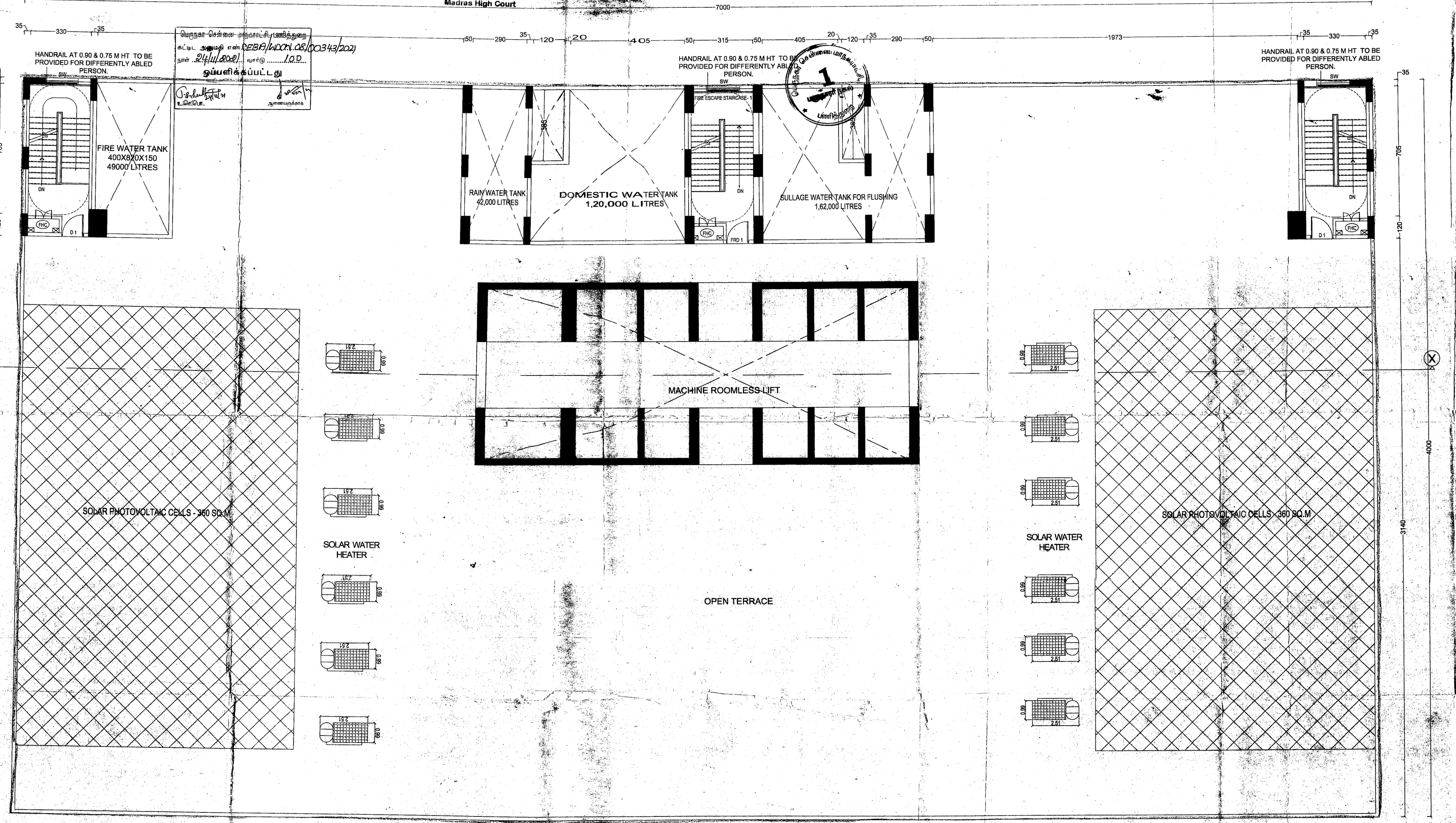
OFFICE BLOCK-3 TYPICAL REFUGE FLOOR 6,9

P.P.A approved by C.M.D.A vide Lr.No.C2(2)/824/2020 Dated..08/01/2021.

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

SHEET NO - 19/21

19/21



OFFICE BLOCK-3 TERRACE FLOOR PLAN

SCHEDULE OF JOINERY

SW	STAIRCASE WINDOW	180 X 135
FRD	FIRE RATING DOOR	120 X 210
FRD1	FIRE RATING DOOR	75 X 210
SD	STEEL DOOR	90 X 210

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design

FULLY AIR CONDITIONED AREA	MECHANICAL VENTILATION AREA	PRESSURIZATION (MECHANICAL)	NATURAL VENTILATION AREA
OFFICE AREAS	TOILET	LIFT LOBBY & WELL	FIRE ESCAPE STAIRCASE - 1/2 & 3
ENTRANCE LOBBY	ELECTRICAL ROOM		
CORRIDORS	BASEMENT		

P.K. CHANDRAN, B.E.,M.E.(Struct)
STRUCTURAL ENGINEER
No.19/7A, VALLANJATTY STREET, CHENNAI-600 001

ENIYAVAN. S.R.
CA/2015/69232
REGISTERED ARCHITECT CMDA R
REGISTERED ARCHITECT GCC
No.13, FLAT-A, INNOVATIVE APARTMENT,
THAMOOGAMBIGAI STREET, VALASARAVAKKAM
CHENNAI - 600 087.

R.δx Architecture | Interior Design | Landscape Design
#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND

PROPOSED
ROAD
BOUNDARY

OFFICE BLOCK-3- TYPICAL FLOOR PLAN
1,2,3,4,5,7,8,10,11

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO:4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE8 DIVISION 105

SCALE: 1:100

DRAWN: DIVISION	
JUNIOR.ENGINEER	ASST. ARCHITECT
TOWN PLANNER	SUPTDG. ENGINEER (HQ)
	MSB. NO
CHIEF ENGINEER(C)	

AE
AN NAGAR DIVISION

AEE
AN NAGAR DIVISION

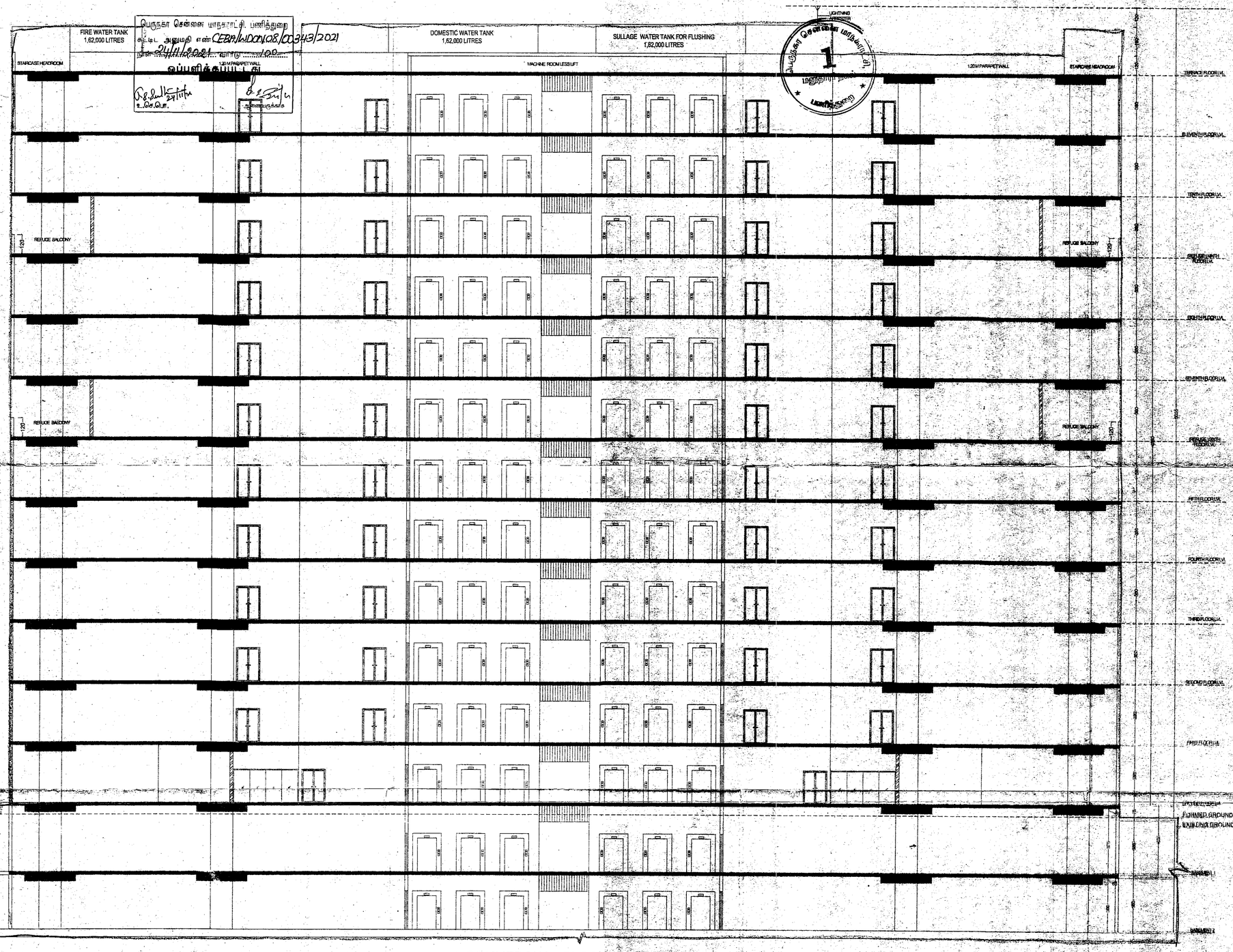
EE / ADO
AN NAGAR DIVISION
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumandalam, Chennai-600 101.

SE
CHENNAI CIRCLE

P.P.A approved by
C.M.D.A vide
Lr.No.C3(N1)/296/2020,
Dated...08/10/2021

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
எண்ட அனுமதி என்: CEB/N.MDN/08/000343/2021
நாள்: 24/11/2021 வரி ..... 00 .....
ஒப்புதிக்கப்பட்டது



COMMERCIAL - BLOCK - 3 -SECTION XX

AE
NAGAR DIVISION

AEE
AN. NAGAR DIVISION

EE / ADO
AN. NAGAR DIVISION

SE
CHENNAI CIRCLE

EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Arumbakkam, Chennai-600 101.

SHEET NO 21/21

FORMED GROUND LEVEL = +13.475 m.

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design

STRUCTURAL ENGINEER:
P.K. CHANDRAN, B.E. M.I.E (India)
STRUCTURAL ENGINEER
SE/GR-1/1910/192
No.15/7, NALLANNA STREET,
ROYAPETTAH, CHENNAI - 600 014

ARCHITECT:-
ENIYAVAN. S.R.
CA/2015/69232
REGISTERED ARCHITECT CMDA RA/G/1/10396
REGISTERED ARCHITECT GCC RA 10109 2015
No.13, FLAT-A, INNOVATIVE APARTMENT,
SHANMOOGAMBIGAI STREET, VALASARAVAKKAM,
CHENNAI - 600 087.
R.δx
Architecture | Interior Design | Landscape Design
#2, 4th Street, Sathya Garden, Saligramam
Chennai-93. E-Mail:architects@rdxgroup.in
Ph.: 044-42647209

LEGEND:

PROPOSED
ROAD
BOUNDARY

COMMERCIAL - BLOCK - 3 - ELEVATION

TAMIL NADU HOUSING BOARD

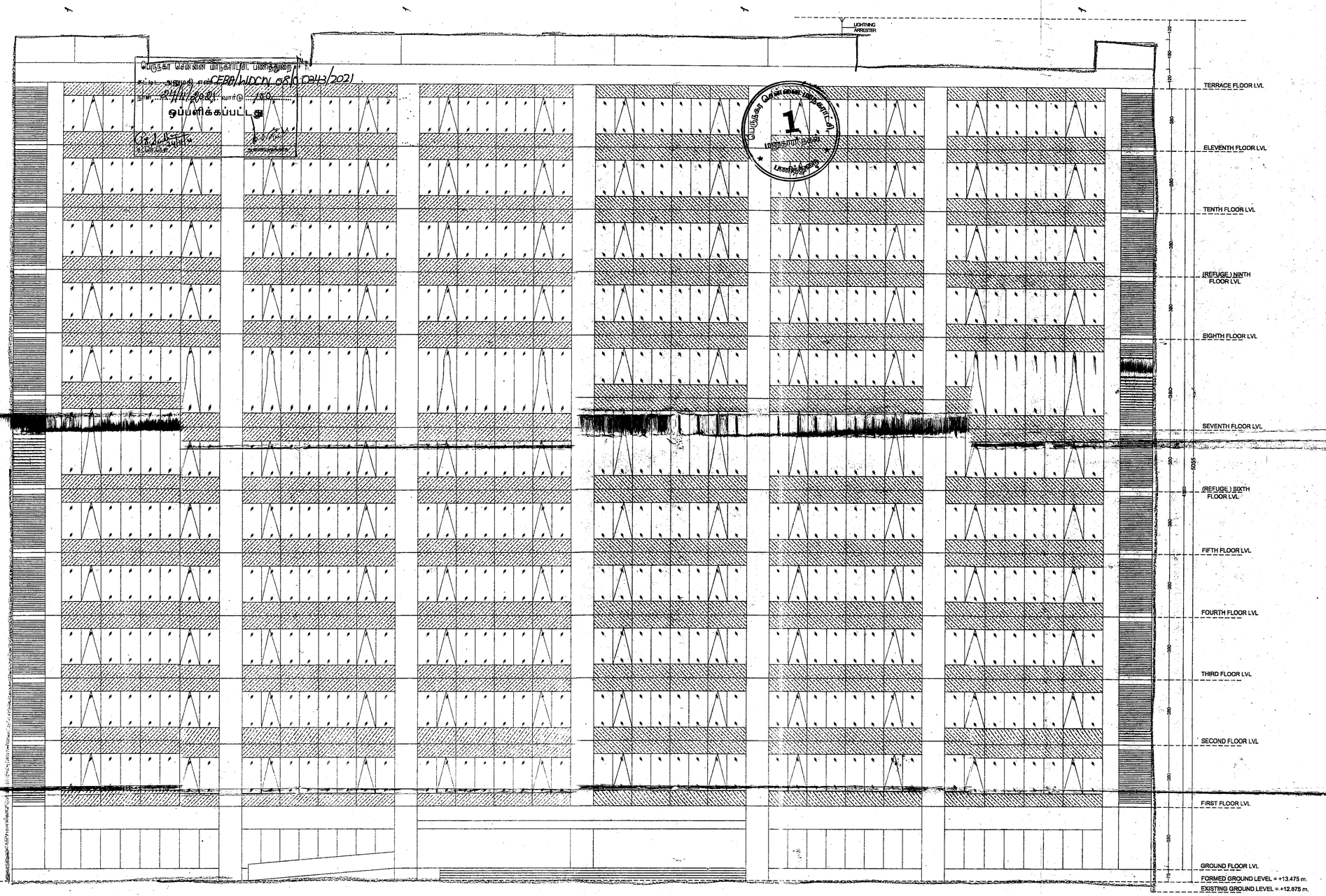
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE-NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE 8 DIVISION 105 SCALE: 1:150

DRAWN: DIVISION	
JUNIOR ENGINEER	ASST. ARCHITECT
TOWN PLANNER	SUPTDG. ENGINEER (HQ)
CHIEF ENGINEER(C)	MSB. NO

P.P.A approved by C.M.D.A vide L.P.No..C3/APV/296/2020 dated....08/10/2021

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



COMMERCIAL - BLOCK - 3 - ELEVATION

AE
AN. NAGAR DIVISION

AEE
AN. NAGAR DIVISION

EE / ADO
AN. NAGAR DIVISION
EXECUTIVE ENGINEER & ADO
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Thirumangalam, Chennai-600 101.

SE
CHENNAI CIRCLE

SHEET NO 20/21

FORMED GROUND LEVEL = +13.475 m.

NOTES

1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design

LEGEND:
VISION PANEL
LOUVERS
OPENABLE PANEL
SPANDREL PANEL

STRUCTURAL ENGINEER :
P.K. CHANDRAN, B.E., M.E.(Struct)
STRUCTURAL ENGINEER
SE/GR-1719/04/092
No.15/7, NALLANNA STREET
ROYAPETTAH, CHENNAI-600 014

ARCHITECT:-
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CA/2015/69232
REGISTERED ARCHITECT CMDA RA/CH/03/2015
REGISTERED ARCHITECT GCC RA 10109 2019
No:13, FLAT-A, INNOVATIVE APARTMENT,
THAI MOOGAMBIGAI STREET, VALASARAVAKKAM
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LEGEND

PROPOSED ROAD
PROPOSED BOUNDARY

COMMERCIAL - BLOCK - 3 - ELEVATION

TAMIL NADU HOUSING BOARD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE- NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE: DIVISION 105 SCALE: 1:150

DRAWN: DIVISION

JUNIOR ENGINEER | ASST. ARCHITECT

TOWN PLANNER | SUPTDG. ENGINEER (HQ)

CHIEF ENGINEER(C)

MSB. NO

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.