Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

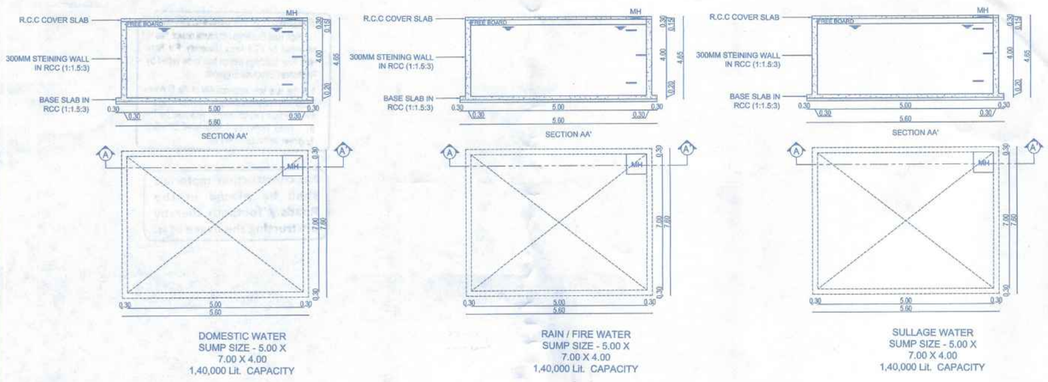
PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, BLOCK NO. D: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 184 DWELLING UNITS, BLOCK NO. E: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 162 DWELLING UNITS, TOTALLY 1500 DWELLING UNITS AT EAST CEMETERY ROAD, WEST CEMETERY ROAD&SOUTH CEMETERY ROAD, COMPRISED IN S.NO.1651/2pt, BLOCK NO. 23, WARD - 51 OF TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

ADOPTED NUMBERS

DESCRIIPTION	BLOCK A	BLOCK B & C	BLOCK D	BLOCK E
No. of Floors	PS+11	PS+11	PS+11	PS+11
Plinth area/Unit	37.03 m^2	37.35 m^2	37.81 m^2	38.24 m^2
No. of Blocks	01 No.	02 Nos.	01 Nos.	01 Nos.
No. of units Stilt Floor / Block	18	18	08	08
No. of units (1-11 floors) / Block	396	352	176	154
No. of units / Block	414	370	184	162
Total No. of Units	414	740	184	162
TOTAL No. OF TENEMENTS	1500 Nos.			

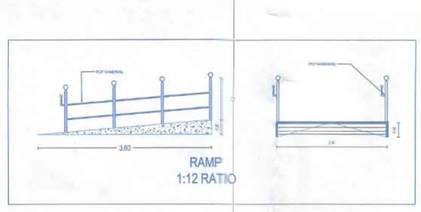
AREA STATEMENT:

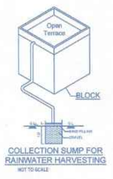
LEAST EXTENT	- 17881.86 sq.m.
FSI (56252.86 /17881.86)	- 3.15
PLOT COVERAGE	- 27.06%
DENSITY	- 886 DU/HECT





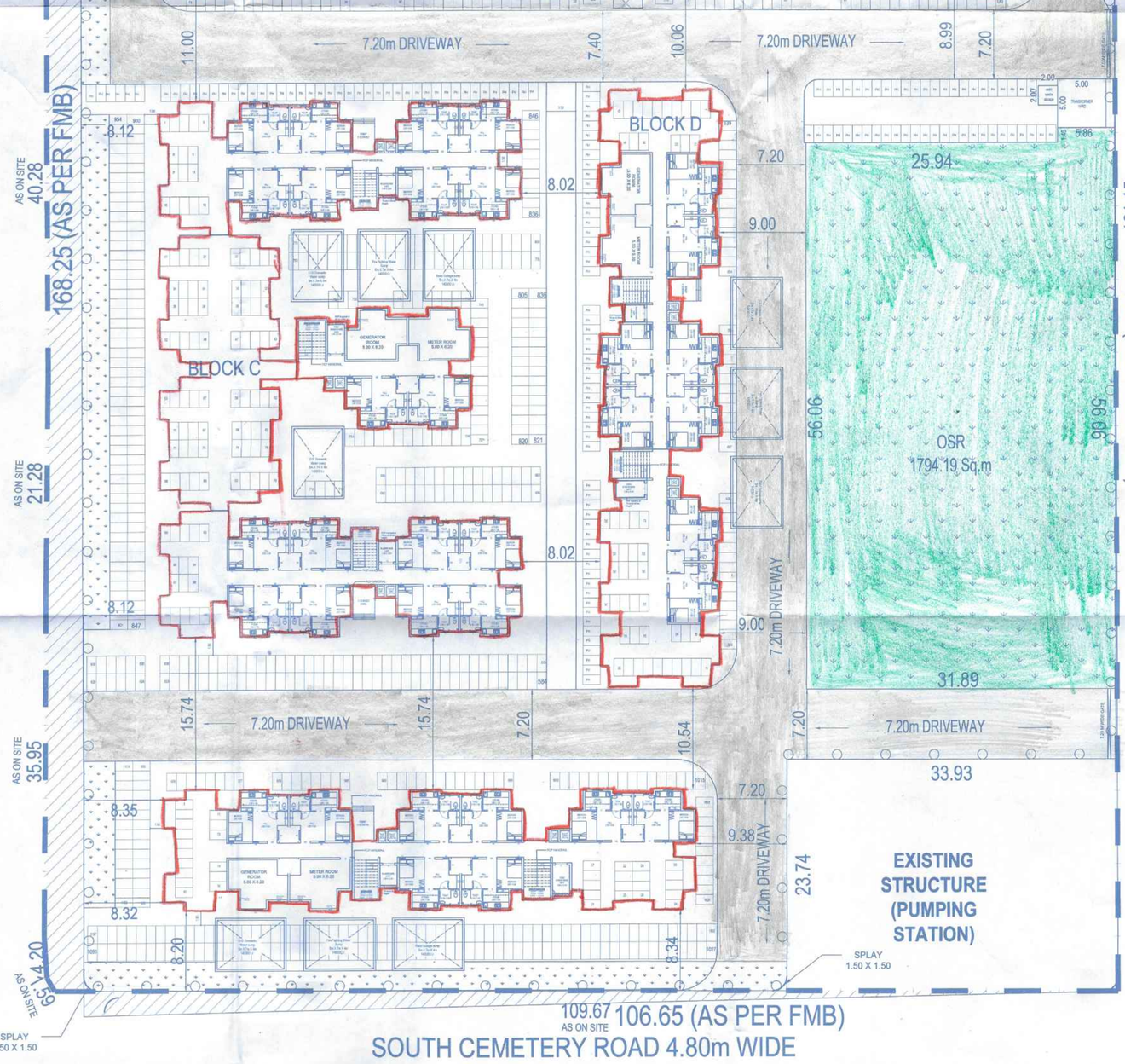
Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO:3A
(Not to Scale)



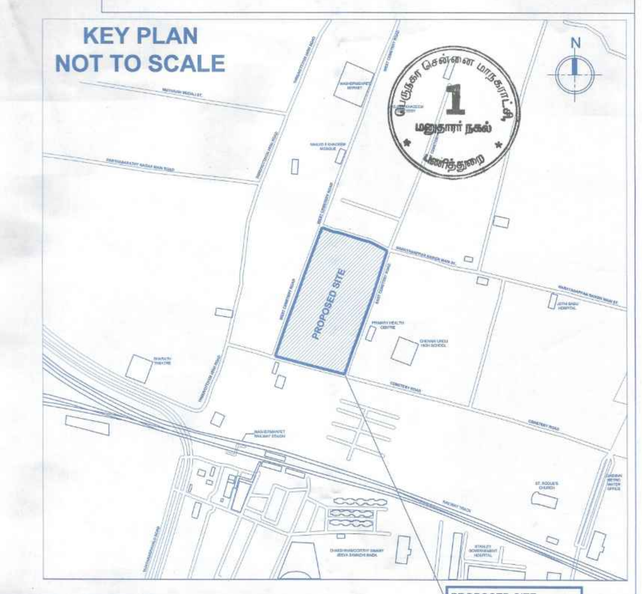


P.P.A approved by
C.M.D.A vide
Lr.No. CBC/12415/2024
Dated 16/12/2025

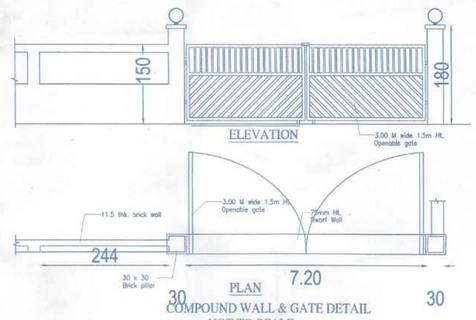
பெருநகர் சென்னை மாநகராட்சி, பகுத்தறை
கட்டட அனுமதி எண் CEBA/WDC04/00540/2025
நாள் 22/12/2025 வார்டு 04
ஒப்புக்கொடுக்கப்பட்டது
உ. செ. பொ. 23/12/25 கூடுதல் நகரமைப்பாளர்



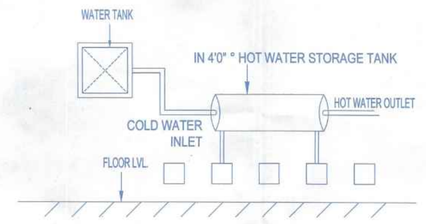
SITE PLAN



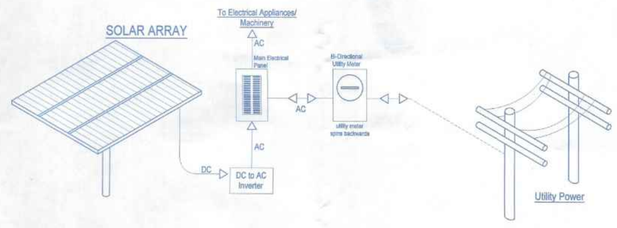
KEY PLAN
NOT TO SCALE



COMPOUND WALL & GATE DETAIL
NOT TO SCALE



SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)



SOLAR PANEL DETAILS
(Not To Scale)

NOTE:
1. ALL DIMENSIONS ARE IN METER.

SCALE.	PROJECT	ECR ROAD - TNUHDB
1:250		
SIZE	TITLE	SITE PLAN
A0		

BLOCK A (PS+11)			BLOCK B & C (PS+11)			BLOCK D (PS+11)			BLOCK E (PS+11)		
FLOOR	NUMBER OF DU'S	FSI AREA IN SQ.M	FLOOR	NUMBER OF DU'S	FSI AREA IN SQ.M	FLOOR	NUMBER OF DU'S	FSI AREA IN SQ.M	FLOOR	NUMBER OF DU'S	FSI AREA IN SQ.M
PARTIAL STILT	18	777.28	PARTIAL STILT	18	773.18	PARTIAL STILT	8	349.29	PARTIAL STILT	8	367.52
1ST FLOOR	36	1323.23	1ST FLOOR	32	1189.15	1ST FLOOR	16	602.66	1ST FLOOR	14	525.82
2ND FLOOR	36	1323.23	2ND FLOOR	32	1189.15	2ND FLOOR	16	610.89	2ND FLOOR	14	525.82
3RD FLOOR	36	1323.23	3RD FLOOR	32	1189.15	3RD FLOOR	16	610.89	3RD FLOOR	14	525.82
4TH FLOOR	36	1323.23	4TH FLOOR	32	1189.15	4TH FLOOR	16	610.89	4TH FLOOR	14	525.82
5TH FLOOR	36	1323.23	5TH FLOOR	32	1189.15	5TH FLOOR	16	610.89	5TH FLOOR	14	525.82
6TH FLOOR	36	1323.23	6TH FLOOR	32	1189.15	6TH FLOOR	16	610.89	6TH FLOOR	14	525.82
7TH FLOOR	36	1323.23	7TH FLOOR	32	1189.15	7TH FLOOR	16	610.89	7TH FLOOR	14	525.82
8TH FLOOR	36	1323.23	8TH FLOOR	32	1189.15	8TH FLOOR	16	610.89	8TH FLOOR	14	525.82
9TH FLOOR	36	1323.23	9TH FLOOR	32	1189.15	9TH FLOOR	16	610.89	9TH FLOOR	14	525.82
10TH FLOOR	36	1323.23	10TH FLOOR	32	1189.15	10TH FLOOR	16	610.89	10TH FLOOR	14	525.82
11TH FLOOR	36	1323.23	11TH FLOOR	32	1189.15	11TH FLOOR	16	610.89	11TH FLOOR	14	525.82
TOTAL	414	15332.81	TOTAL	370	13853.83	TOTAL	184	7060.85	TOTAL	162	6151.54

PARKING REQUIREMENT:

	Required	Provided
Car	Nill	Nill
Two Wheeler	1650	1658

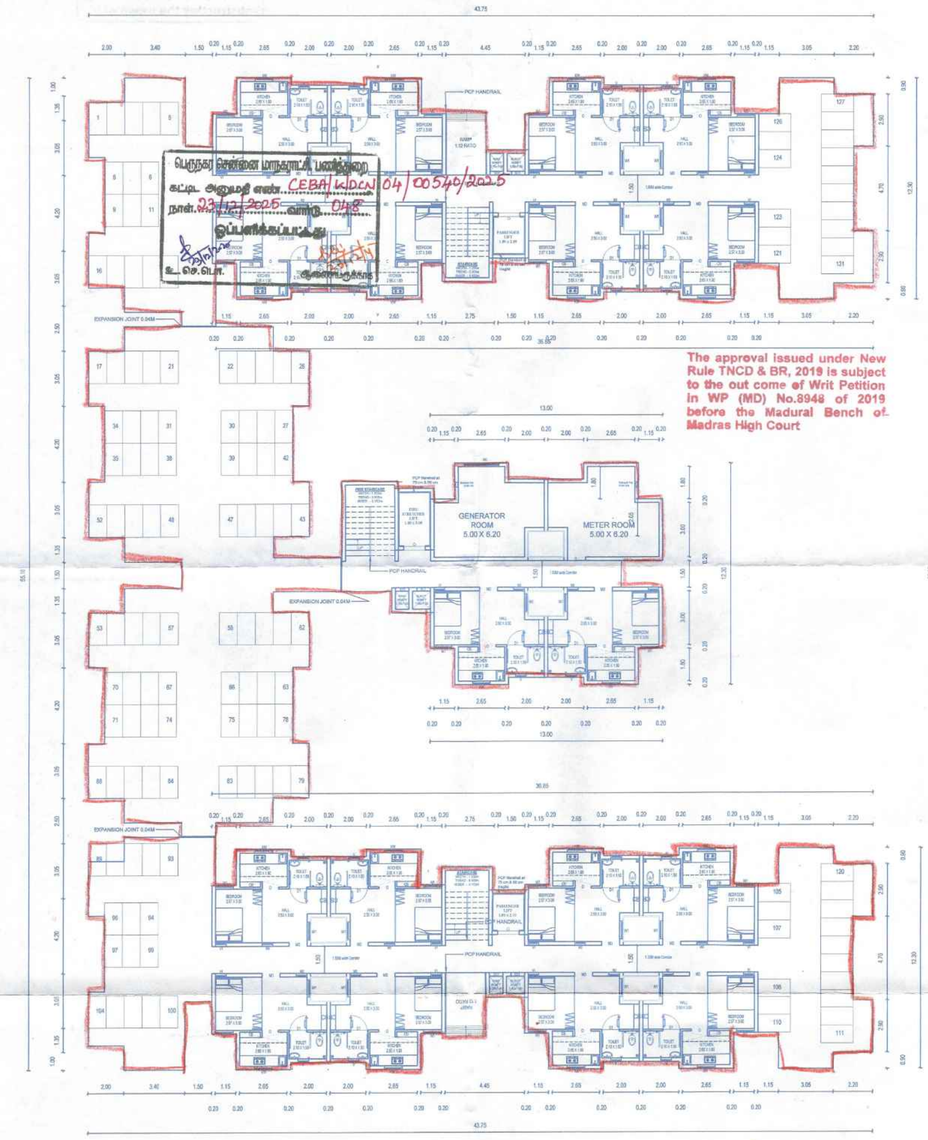
B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-I/19/09/296
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
ARCHITECT / REGISTERED ENGINEER

G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SE/I/2024/4/0071
Registered Structural Engineer Grade-I (SE-I)
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

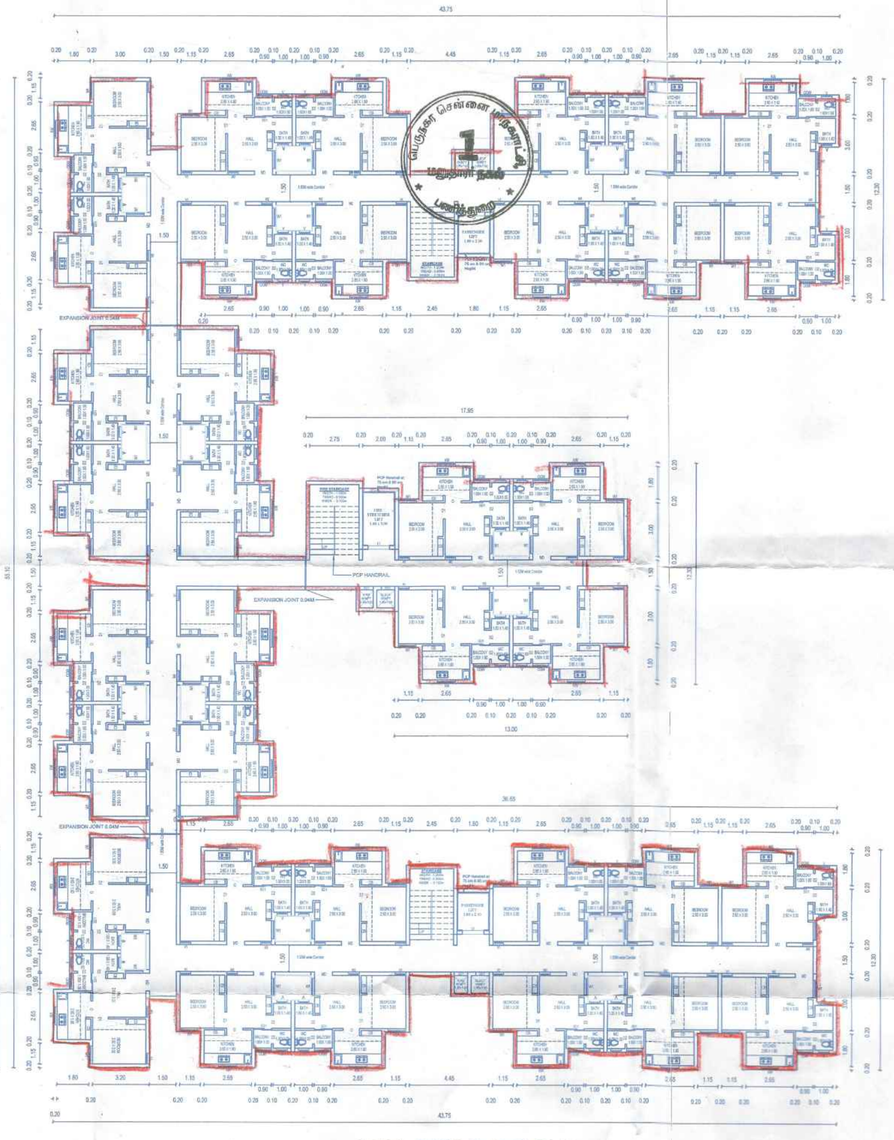
EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No. 3001/2415/2024
Dated 16/12/2025



PARTIALLY STILT FLOOR PLAN



TYPICAL FLOOR PLAN 01 TO 11

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

SHEET :02/09

BLOCK NO. A (PS+11 FLOORS)
(18 DWELLING UNIT IN STILT)
(396 DWELLING UNIT / FLOOR)
[414 DWELLING UNIT / BLOCK]

PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, BLOCK NO. D: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 184 DWELLING UNITS, BLOCK NO. E: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 162 DWELLING UNITS, TOTALLY 1500 DWELLING UNITS AT EAST CEMETERY ROAD, WEST CEMETERY ROAD&SOUTH CEMETERY ROAD, COMPRISED IN S.NO.1651/2pt, BLOCK NO. 23, WARD - 51 OF TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 37.03 sq.m
COMMON AREA / UNIT	- 7.96sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.07 sq.m
CARPET AREA / UNIT (General Unit)	- 23.95 sq.m
CARPET AREA / UNIT (PwD Unit)	- 25.38 sq.m

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.10
MD1	MAIN SING DOOR	1.00	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
W	WINDOW	1.20	1.65
W1	WINDOW	0.90	1.20
W1	WINDOW	0.60	1.20
W2	N TURN VENTILATOR	0.60	1.20
KW	KITCHEN WINDOW	1.20	1.00
V	VENTILATOR	0.60	0.60
V1	VENTILATOR	0.60	1.20
O	OPENING	1.20	2.10
OGW	OPEN ABLE GRILL WINDOW	0.90	1.20

NOTE - ALL DIMENSIONS ARE IN METER.

SCALE 1:150	PROJECT	EAST CEMETERY ROAD
SIZE A1	DWG. TITLE	BUILDING PLAN

B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-I/19/09/296
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
ARCHITECT / REGISTERED ENGINEER

G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SE/I/2024/4/0071
Registered Structural Engineer Grade-I (SE-1)
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

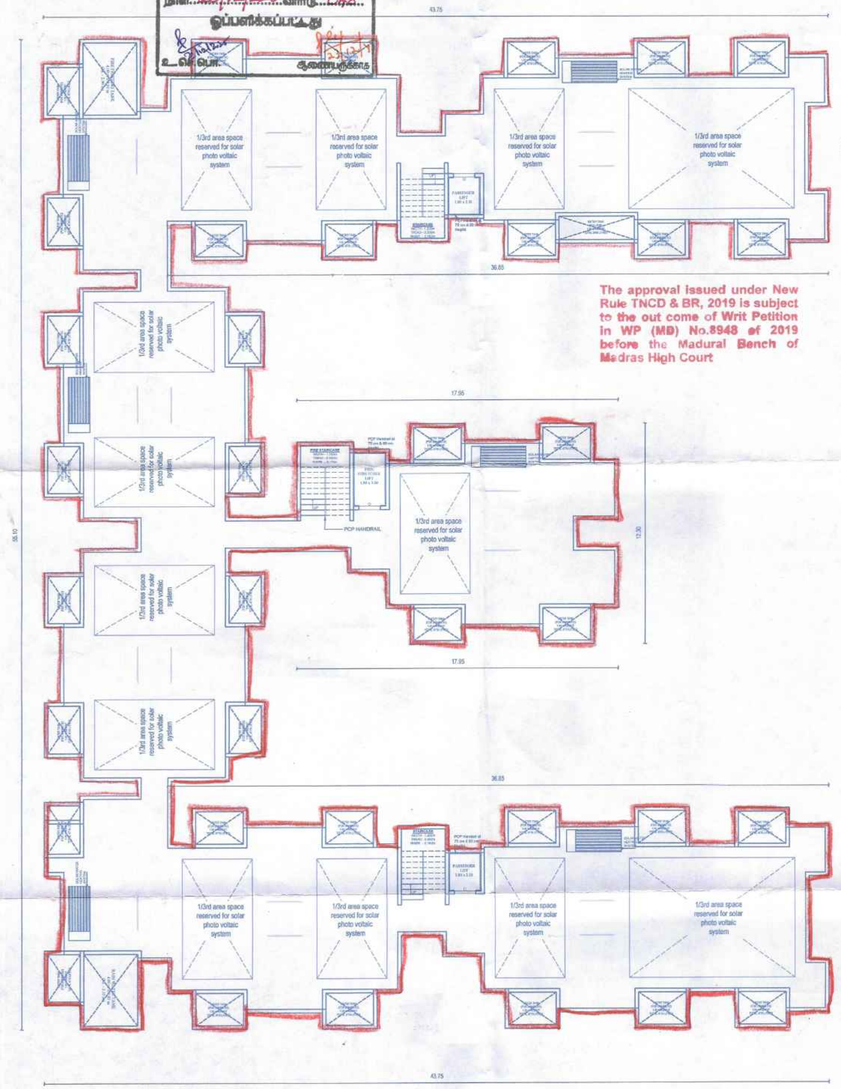
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

CHIEF ENGINEER

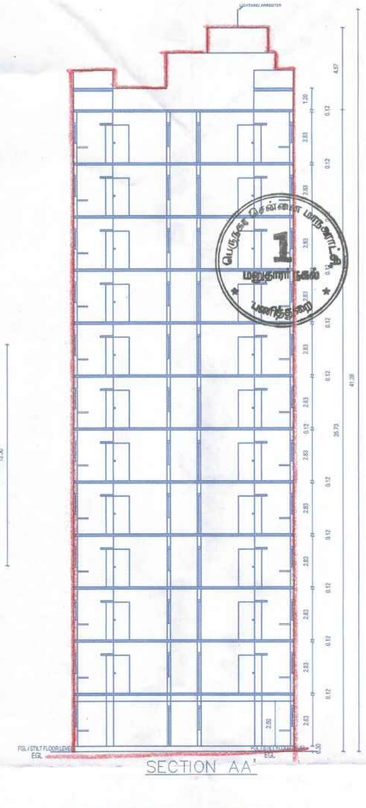
P.P.A approved by
C.M.D.A vide
Lr.No.C2/CPD/12415/2024
Dated...16/12/2025

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டட அனுமதி எண்..CEPA/KODN04/00540/2025
நாள்..22/12/2025..வார்டு...048..
ஒப்பளிக்கப்பட்டது
உ.பொ.பொ. ஆணையருக்காக

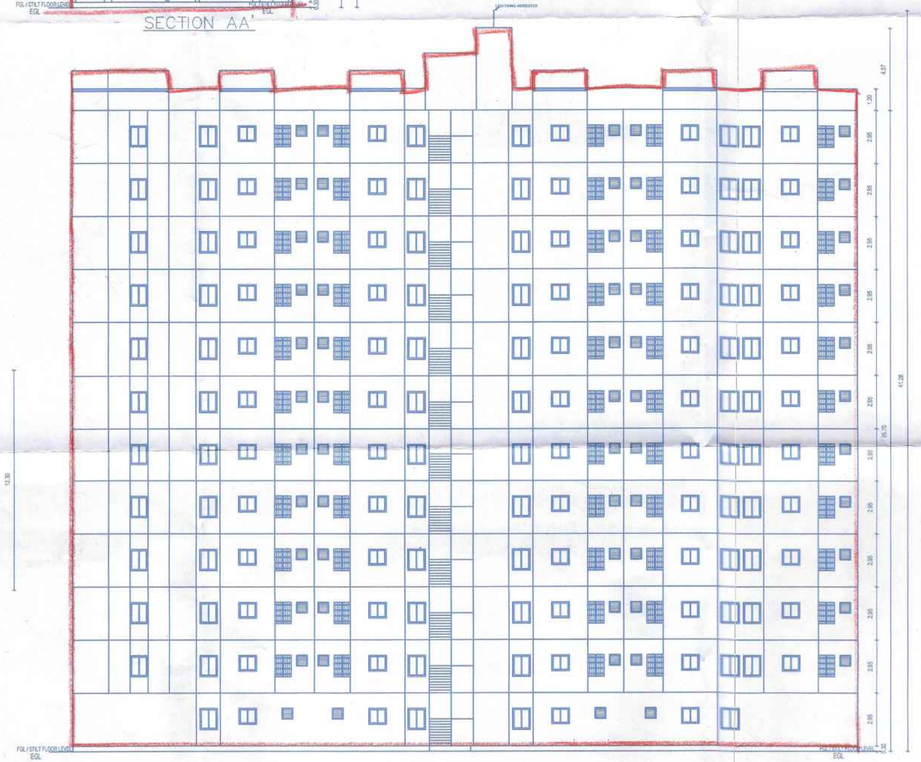
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court



TERRACE FLOOR PLAN



SECTION AA'



ELEVATION

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

SHEET :03/09

BLOCK NO. A (PS+11 FLOORS)
(18 DWELLING UNIT IN STILT)
(396 DWELLING UNIT / FLOOR)
[414 DWELLING UNIT / BLOCK]

PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, BLOCK NO. D: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 184 DWELLING UNITS, BLOCK NO. E: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 162 DWELLING UNITS, TOTALLY 1500 DWELLING UNITS AT EAST CEMETERY ROAD, WEST CEMETERY ROAD&SOUTH CEMETERY ROAD, COMPRISED IN S.NO.1651/2pt, BLOCK NO. 23, WARD - 51 OF TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 37.03 sq.m
COMMON AREA / UNIT	- 7.96sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.07 sq.m
CARPET AREA / UNIT (General Unit)	- 23.95 sq.m
CARPET AREA / UNIT (PwD Unit)	- 25.38 sq.m

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.10
MD1	MAIN SING DOOR	1.00	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
W	WINDOW	1.20	1.65
W1	WINDOW	0.90	1.20
W1	WINDOW	0.60	1.20
W2	N TURN VENTILATOR	0.60	1.20
KW	KITCHEN WINDOW	1.20	1.00
V	VENTILATOR	0.60	0.60
V1	VENTILATOR	0.60	1.20
O	OPENING	1.20	2.10
OGW	OPEN ABLE GRILL WINDOW	0.90	1.20

NOTE - ALL DIMENSIONS ARE IN METER.

SCALE 1:150	PROJECT	EAST CEMETERY ROAD	N W E S
SIZE A1	DWG. TITLE	BUILDING PLAN	

B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-1/19/09/296
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
ARCHITECT / REGISTERED ENGINEER

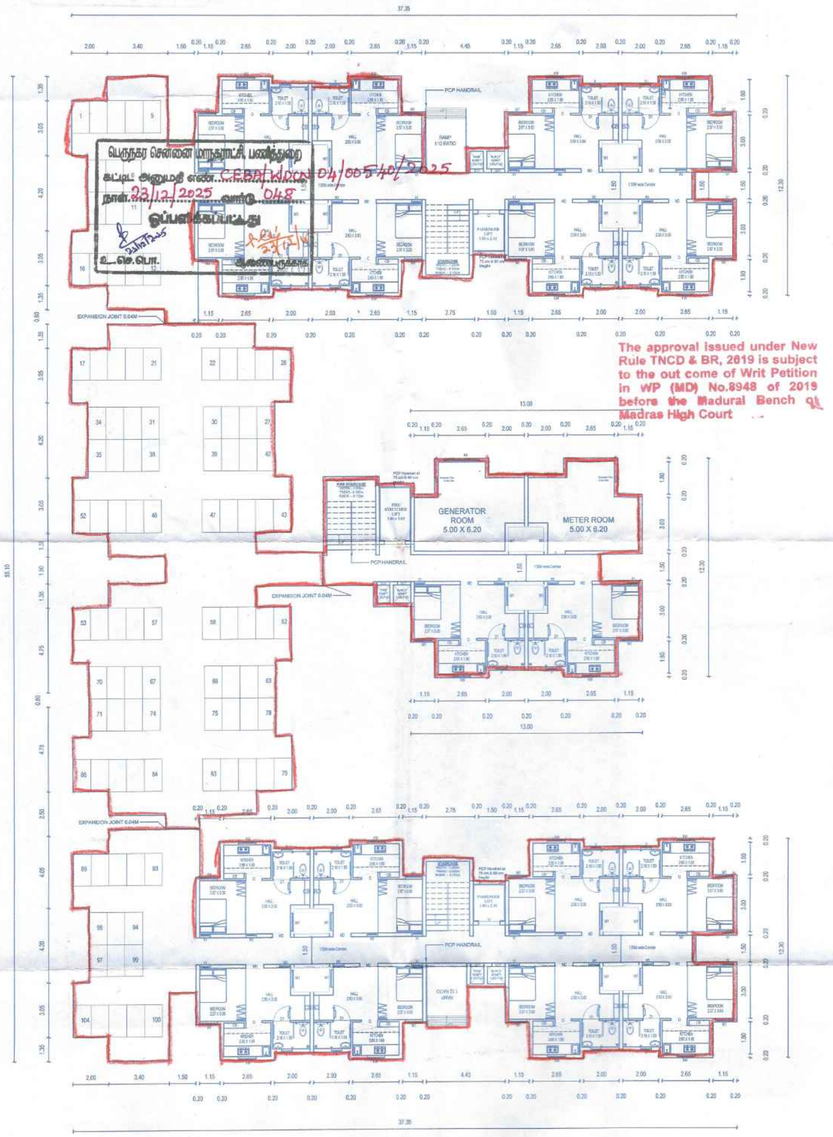
G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SE/I/2024/4/0071
Registered Structural Engineer Grade-I (SE-I)
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

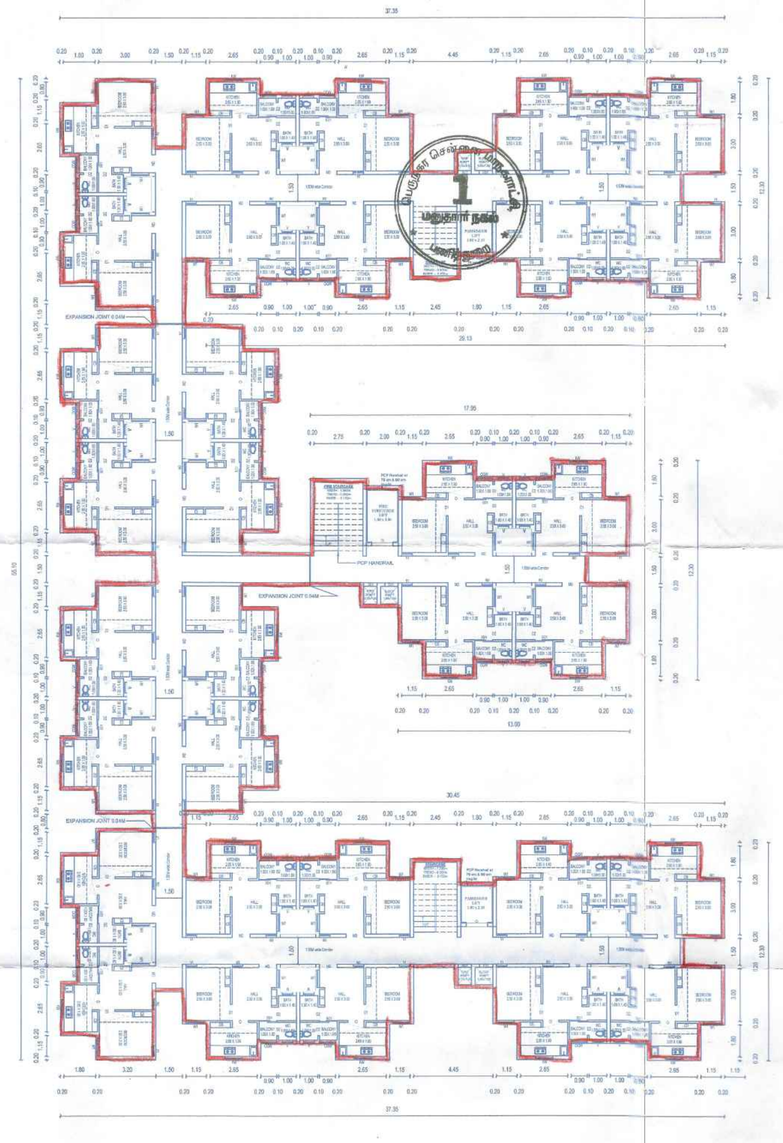
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/12415/2014
Dated 16/12/2025



PARTIALLY STILT FLOOR PLAN



TYPICAL FLOOR PLAN 01 TO 11

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 :04/09

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

BLOCK NO. B & C (PS+11 FLOORS)
(18 DWELLING UNIT IN STILT)
(32 DWELLING UNIT / FLOOR)
[370 DWELLING UNIT / BLOCK]

PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, BLOCK NO. D: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 184 DWELLING UNITS, BLOCK NO. E: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 162 DWELLING UNITS, TOTALLY 1500 DWELLING UNITS AT EAST CEMETERY ROAD, WEST CEMETERY ROAD&SOUTH CEMETERY ROAD, COMPRISED IN S.NO.1651/2pt, BLOCK NO. 23, WARD - 51 OF TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 37.35 sq.m
COMMON AREA / UNIT	- 8.21 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.14 sq.m
CARPET AREA / UNIT (General Unit)	- 23.95 sq.m
CARPET AREA / UNIT (PwD Unit)	- 25.38 sq.m

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.10
MD1	MAIN SING DOOR	1.00	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
W	WINDOW	1.20	1.65
W1	WINDOW	0.90	1.20
W1	WINDOW	0.60	1.20
W2	N TURN VENTILATOR	0.60	1.20
KW	KITCHEN WINDOW	1.20	1.00
V	VENTILATOR	0.60	0.60
V1	VENTILATOR	0.60	1.20
O	OPENING	1.20	2.10
OGW	OPEN ABLE GRILL WINDOW	0.90	1.20

NOTE - ALL DIMENSIONS ARE IN METER.

SCALE 1:150	PROJECT	EAST CEMETERY ROAD
SIZE A1	DWG. TITLE	BUILDING PLAN

B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-1/19/09/296
Registered Engineer Grade-1 (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

ARCHITECT / REGISTERED ENGINEER

G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SF/1/22/414/2071
Registered Structural Engineer-I (SE-I)
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.

STRUCTURAL ENGINEER

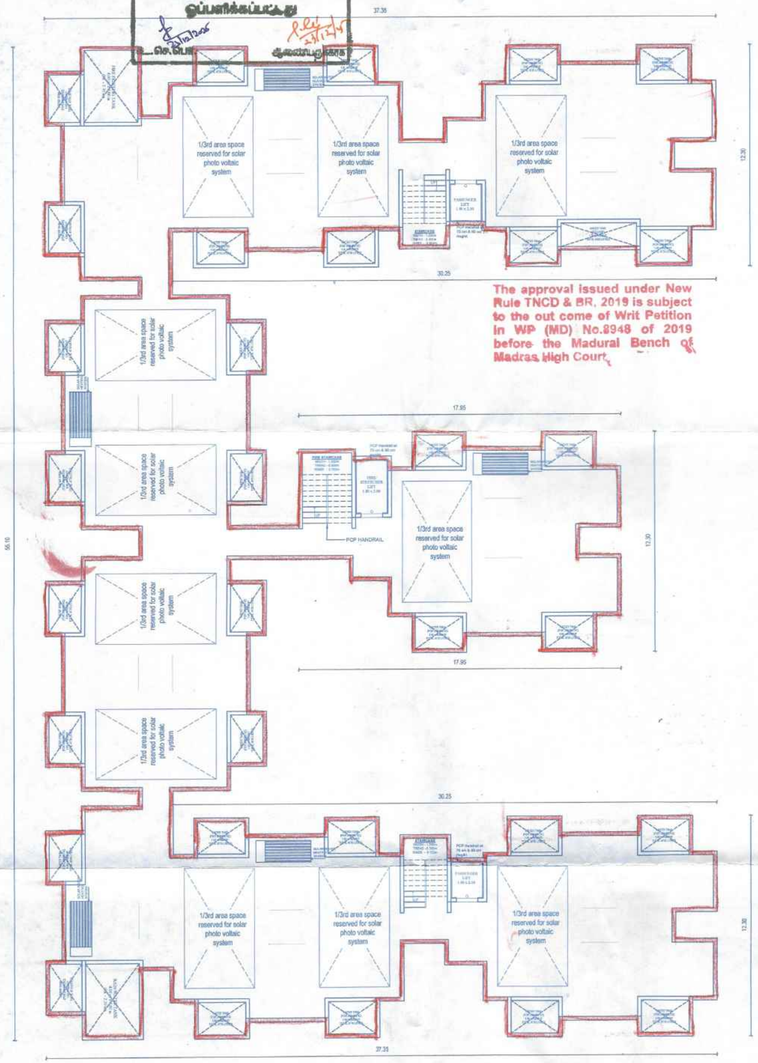
EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

CHIEF ENGINEER

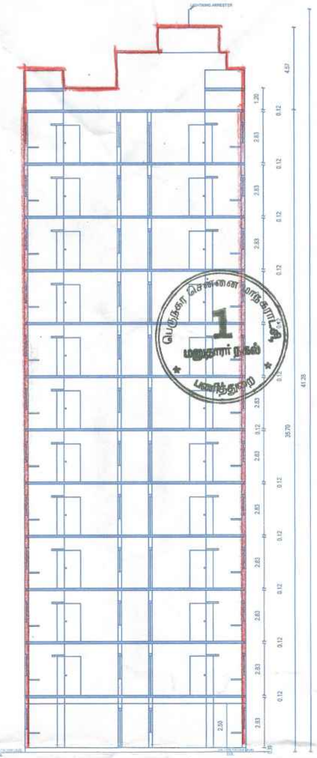
P.P.A approved by
C.M.D.A vide
Lr.No. C2/20/12415/2024
Dated 16/12/2025

பெருநகர சென்னை மாநகராட்சி, பகுதி/மண்டலம்
கட்டட அனுமதி எண். CERB/WDC/04/00540/2025
நாள் 23/12/2025 வரை 04 தளம்
ஒப்பளிக்கப்பட்டது



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.

TERRACE FLOOR PLAN



SECTION AA'



ELEVATION

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

SHEET :05/09

BLOCK NO. B & C (PS+11 FLOORS)
(18 DWELLING UNIT IN STILT)
(32 DWELLING UNIT / FLOOR)
[370 DWELLING UNIT / BLOCK]

PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, BLOCK NO. D: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 184 DWELLING UNITS, BLOCK NO. E: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 162 DWELLING UNITS, TOTALLY 1500 DWELLING UNITS AT EAST CEMETERY ROAD, WEST CEMETERY ROAD&SOUTH CEMETERY ROAD, COMPRISED IN S.NO.1651/2pt, BLOCK NO. 23, WARD - 51 OF TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 37.35 sq.m
COMMON AREA / UNIT	- 8.21 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.14 sq.m
CARPET AREA / UNIT (General Unit)	- 23.95 sq.m
CARPET AREA / UNIT (PwD Unit)	- 25.38 sq.m

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.10
MD1	MAIN SING DOOR	1.00	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
W	WINDOW	1.20	1.65
W1	WINDOW	0.90	1.20
W1	WINDOW	0.60	1.20
W2	N TURN VENTILATOR	0.60	1.20
KW	KITCHEN WINDOW	1.20	1.00
V	VENTILATOR	0.60	0.60
V1	VENTILATOR	0.60	1.20
O	OPENING	1.20	2.10
OGW	OPEN ABLE GRILL WINDOW	0.90	1.20

NOTE - ALL DIMENSIONS ARE IN METER.

SCALE 1:150	PROJECT	EAST CEMETERY ROAD
SIZE A1	DWG. TITLE	BUILDING PLAN

B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-1/13/09/296
Registered Engineer Grade-1 (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
ARCHITECT / REGISTERED ENGINEER

G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SE/I/2024/4/0071
Registered Structural Engineer Grade-I (SE-1)
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

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 Madural Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No. C2/NOC/12415/2024
Dated: 16/12/2025

SHEET :06/09

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

BLOCK NO. D (PS+11 FLOORS)
(8 DWELLING UNIT IN STILT)
(16 DWELLING UNIT / FLOOR)
[184 DWELLING UNIT / BLOCK]

PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, BLOCK NO. D: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 184 DWELLING UNITS, BLOCK NO. E: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 162 DWELLING UNITS, TOTALLY 1500 DWELLING UNITS AT EAST CEMETERY ROAD, WEST CEMETERY ROAD&SOUTH CEMETERY ROAD, COMPRISED IN S.NO.1651/2pt, BLOCK NO. 23, WARD - 51 OF TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 37.81 sq.m
COMMON AREA / UNIT	- 8.58 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.23 sq.m
CARPET AREA / UNIT (General Unit)	- 23.95 sq.m
CARPET AREA / UNIT (PwD Unit)	- 25.38 sq.m

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.10
MD1	MAIN SING DOOR	1.00	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
W	WINDOW	1.20	1.65
W1	WINDOW	0.90	1.20
W1	WINDOW	0.60	1.20
W2	N TURN VENTILATOR	0.60	1.20
KW	KITCHEN WINDOW	1.20	1.00
V	VENTILATOR	0.60	0.60
V1	VENTILATOR	0.60	1.20
O	OPENING	1.20	2.10
OGW	OPEN ABLE GRILL WINDOW	0.90	1.20

NOTE - ALL DIMENSIONS ARE IN METER.

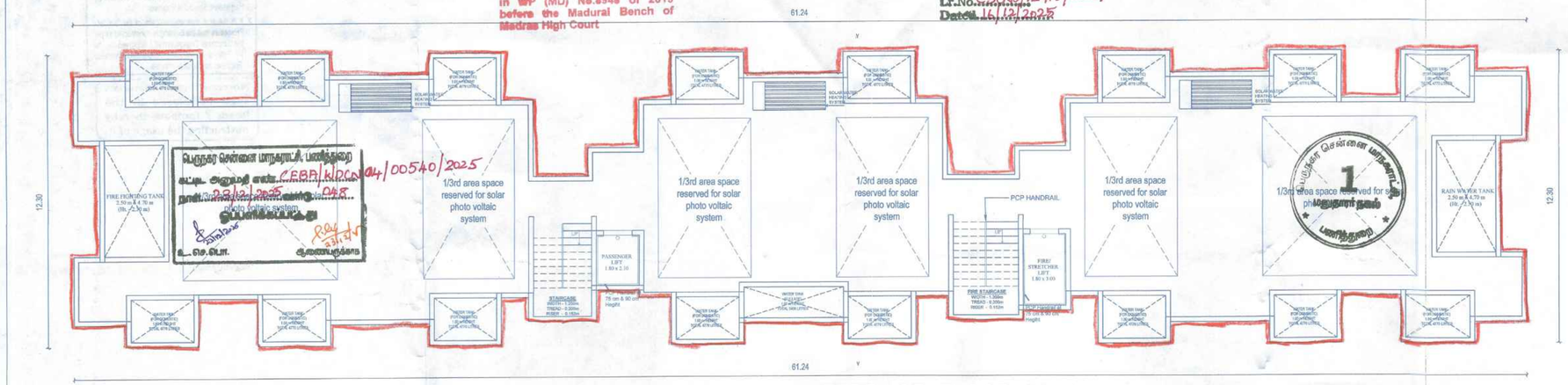
SCALE 1:150	PROJECT	EAST CEMETERY ROAD
SIZE A1	DWG. TITLE	BUILDING PLAN

B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-1/19/09/296
Registered Engineer Grade-1 (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
ARCHITECT / REGISTERED ENGINEER

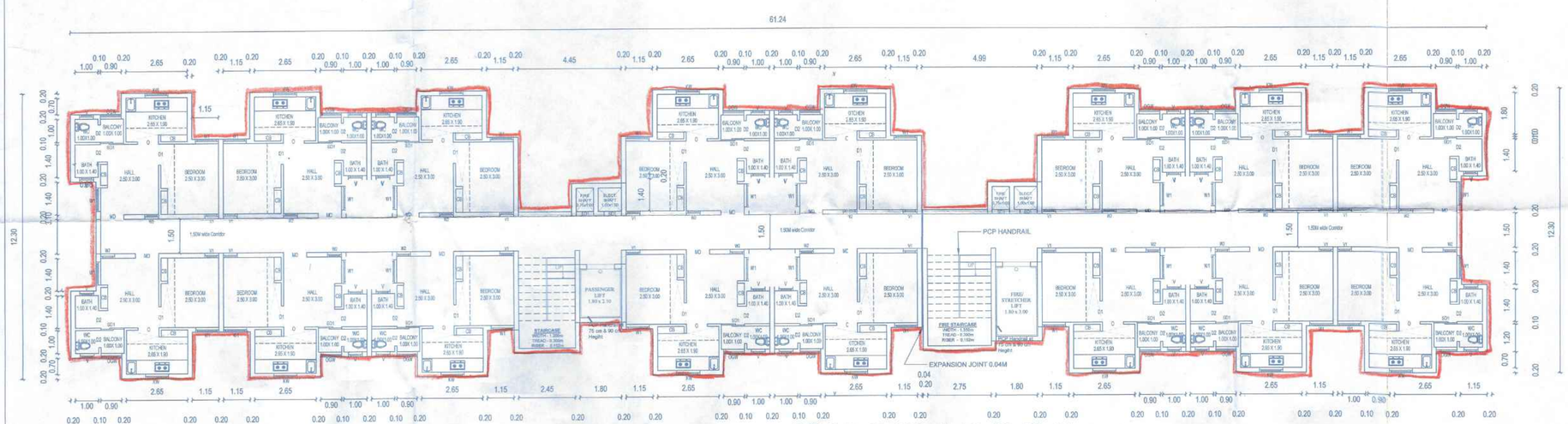
G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SE/I/2024/4/0071
Registered Structural Engineer Grade-1 (SE-1)
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

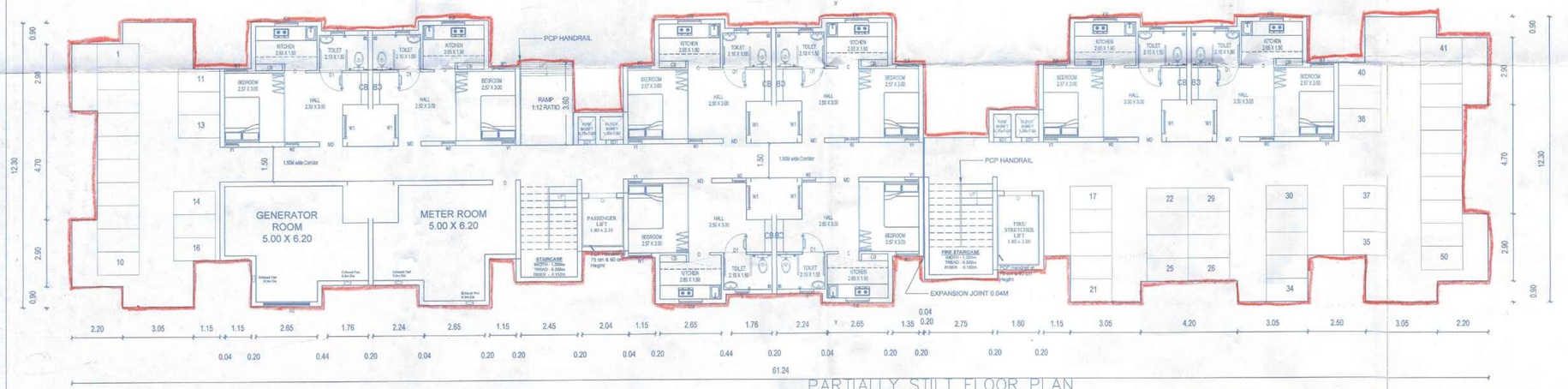
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
for CHIEF ENGINEER



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN 01 TO 11



PARTIALLY STILT FLOOR PLAN

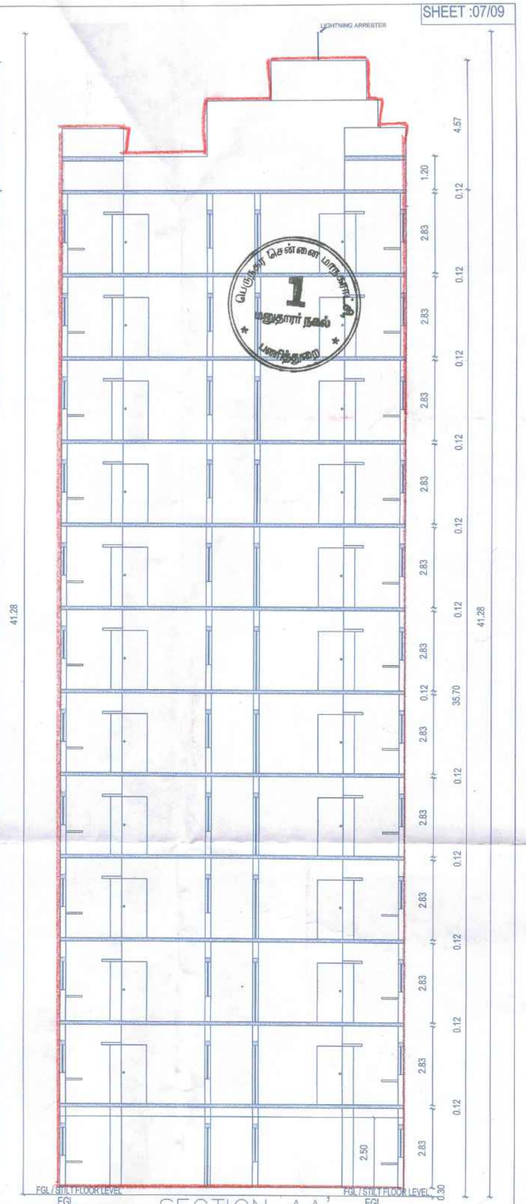
P.P.A approved by
C.M.D.A vide
Lr.No.C2/ND/24154/2024
Dated.16.12.2025

The approval issued under New Rule TNCB & 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

பெருநகர சென்னை மாநகராட்சி பணிமனை
கட்டட அனுமதி எண். CEBA/WDCN 04/00540/2025
நாள். 23/12/2025 வார்டு 048
ஒப்புகைக்குரியது
23/12/25
உ.பொ.அ. தலைமையகம்



ELEVATION



SECTION AA'

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

BLOCK NO. D (PS+11 FLOORS)
(8 DWELLING UNIT IN STILT)
(16 DWELLING UNIT / FLOOR)
[184 DWELLING UNIT / BLOCK]

PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, BLOCK NO. D: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 184 DWELLING UNITS, BLOCK NO. E: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 162 DWELLING UNITS, TOTALLY 1500 DWELLING UNITS AT EAST CEMETERY ROAD, WEST CEMETERY ROAD&SOUTH CEMETERY ROAD, COMPRISED IN S.NO.1651/2pt, BLOCK NO. 23, WARD - 51 OF TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 37.81 sq.m
COMMON AREA / UNIT	- 8.58 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.23 sq.m
CARPET AREA / UNIT (General Unit)	- 23.95 sq.m
CARPET AREA / UNIT (PwD Unit)	- 25.38 sq.m

NOTE:

1. ALL DIMENSIONS ARE IN METER.

SCALE 1:150	PROJECT	EAST CEMETERY ROAD
SIZE A1	DWG. TITLE	BUILDING PLAN
DWG. NO.		REV. 00
FILE LOC.		

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.10
MD1	MAIN SING DOOR	1.00	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
W	WINDOW	1.20	1.65
W1	WINDOW	0.90	1.20
W1	WINDOW	0.60	1.20
W2	N TURN VENTILATOR	0.60	1.20
KW	KITCHEN WINDOW	1.20	1.00
V	VENTILATOR	0.60	0.60
V1	VENTILATOR	0.60	1.20
O	OPENING	1.20	2.10
OGW	OPEN ABLE GRILL WINDOW	0.90	1.20

B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-I/1/909/296
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
ARCHITECT / REGISTERED ENGINEER

G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SE/I/2024/4/0071
Registered Structural Engineer Grade-I (SE-I)
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
CHIEF ENGINEER

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

BLOCK NO. E (PS+11 FLOORS)
(8 DWELLING UNIT IN STILT)
(14 DWELLING UNIT / FLOOR)
[162 DWELLING UNIT / BLOCK]

PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, BLOCK NO. D: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 184 DWELLING UNITS, BLOCK NO. E: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 162 DWELLING UNITS, TOTALLY 1500 DWELLING UNITS AT EAST CEMETERY ROAD, WEST CEMETERY ROAD&SOUTH CEMETERY ROAD, COMPRISED IN S.NO.1651/2pt, BLOCK NO. 23, WARD - 51 OF TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.24 sq.m
COMMON AREA / UNIT	- 8.95 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.29 sq.m
CARPET AREA / UNIT (General Unit)	- 23.95 sq.m
CARPET AREA / UNIT (PwD Unit)	- 25.38 sq.m

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.10
MD1	MAIN SING DOOR	1.00	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
W	WINDOW	1.20	1.65
W1	WINDOW	0.90	1.20
W1	WINDOW	0.60	1.20
W2	N TURN VENTILATOR	0.60	1.20
KW	KITCHEN WINDOW	1.20	1.00
V	VENTILATOR	0.60	0.60
V1	VENTILATOR	0.60	1.20
O	OPENING	1.20	2.10
OGW	OPEN ABLE GRILL WINDOW	0.90	1.20

NOTE - ALL DIMENSIONS ARE IN METER.

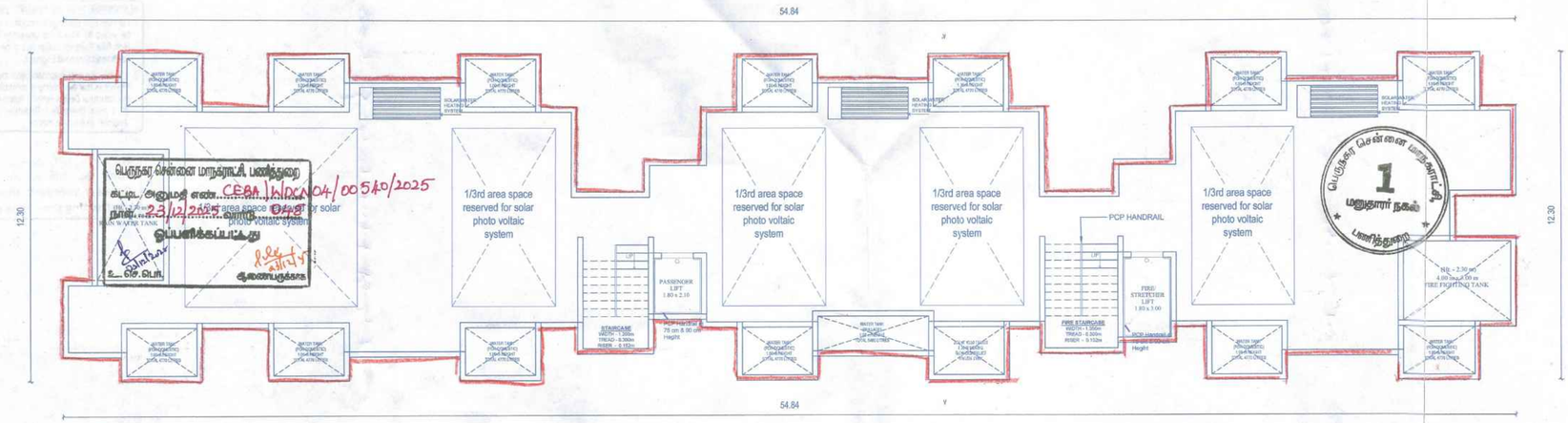
SCALE 1:150	PROJECT	EAST CEMETERY ROAD
SIZE A1	DWG. TITLE	BUILDING PLAN

B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-1/19/09/296
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
ARCHITECT / REGISTERED ENGINEER

G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SE/I/2024/4/0071
Registered Structurel Engineer Grade-I (SE-I)
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

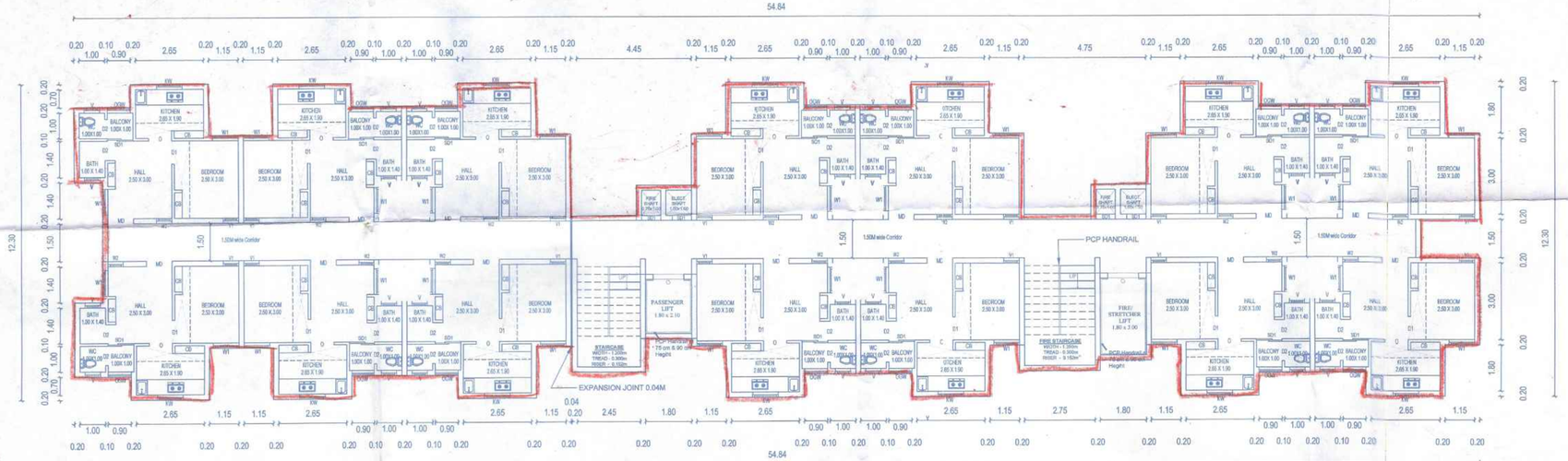
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
for CHIEF ENGINEER



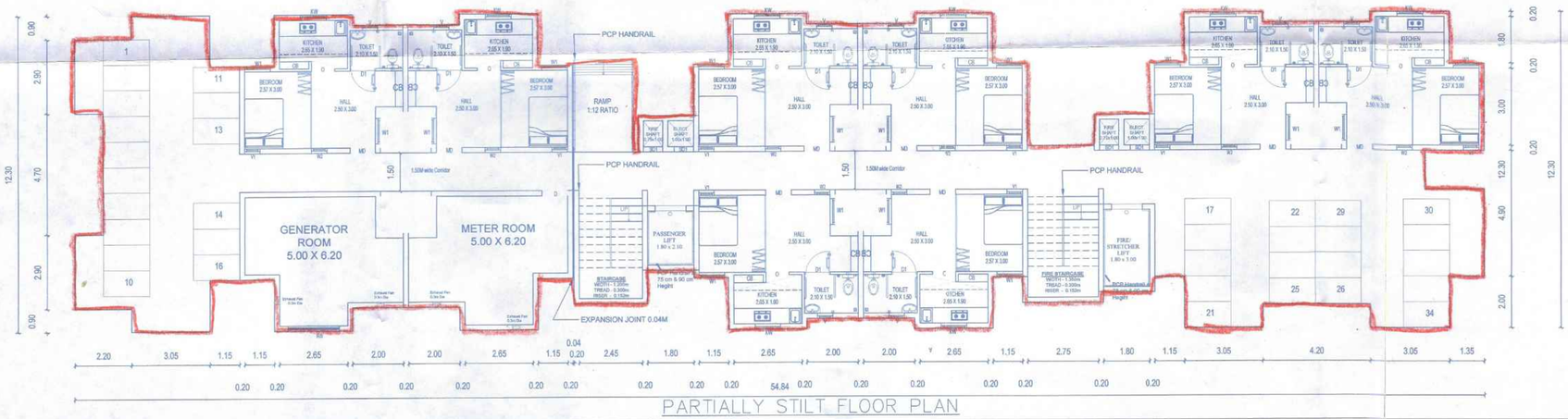
TERRACE FLOOR PLAN

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8848 of 2019 before the Madural Bench of Madras High Court

P.P.A approved by C.M.D.A vide Lr.No.CSDO/12615/2024 Dated..16.12.2024



TYPICAL FLOOR PLAN 01 TO 11



PARTIALLY STILT FLOOR PLAN

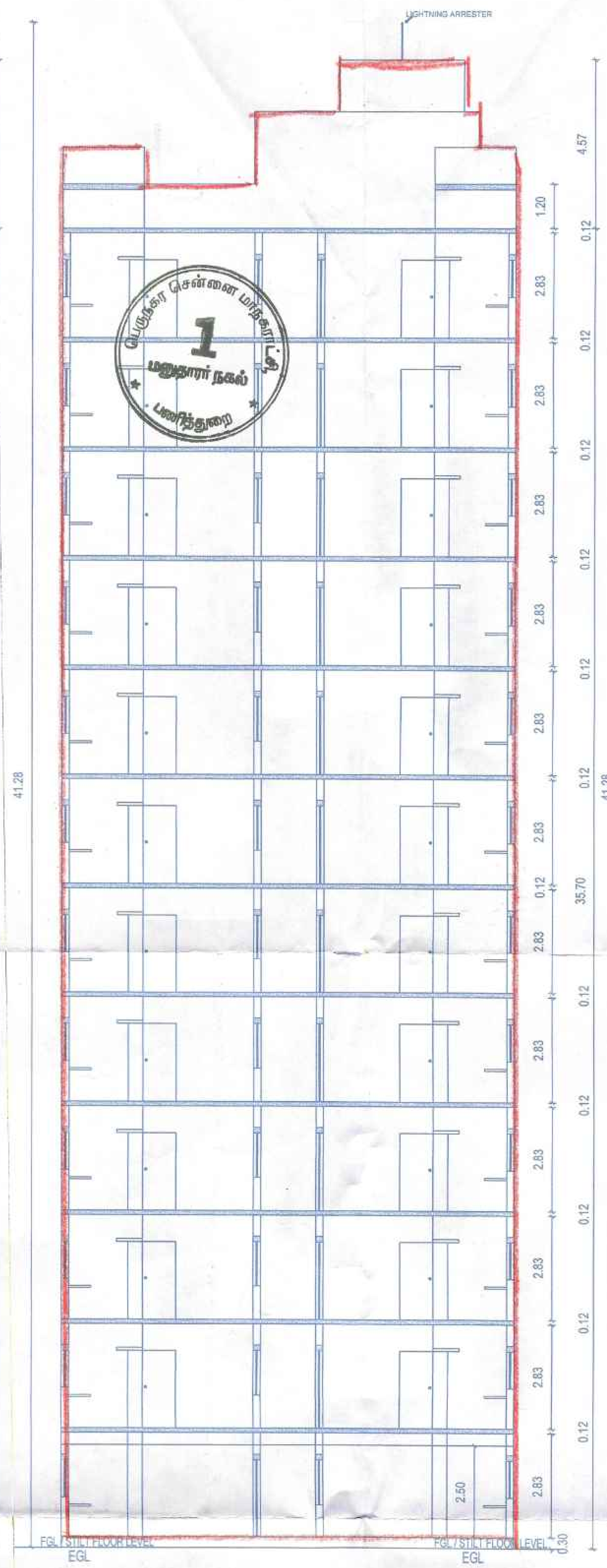
P.P.A approved by
C.M.D.A vide
Lr.No. CB(CN)/12415/2024
Dated 16/12/2025

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 CEBA/WDCN04/00540/2025
நாள் 23/12/2025 வார்டு 048
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக



ELEVATION



SECTION AA'

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SHEET :09/09

BLOCK NO. E (PS+11 FLOORS)
(8 DWELLING UNIT IN STILT)
(14 DWELLING UNIT / FLOOR)
[162 DWELLING UNIT / BLOCK]

PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, BLOCK NO. D: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 184 DWELLING UNITS, BLOCK NO. E: STILT FLOOR (PART) +11 FLOORS RESIDENTIAL USE BUILDING WITH 162 DWELLING UNITS, TOTALLY 1500 DWELLING UNITS AT EAST CEMETERY ROAD, WEST CEMETERY ROAD&SOUTH CEMETERY ROAD, COMPRISED IN S.NO.1651/2pt, BLOCK NO. 23, WARD - 51 OF TONDIARPET VILLAGE, FORT TONDIARPET TALUK, CHENNAI DISTRICT, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

AREA DETAILS :

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.24 sq.m
COMMON AREA / UNIT	- 8.95 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.29 sq.m
CARPET AREA / UNIT (General Unit)	- 23.95 sq.m
CARPET AREA / UNIT (PwD Unit)	- 25.38 sq.m

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	1.00	2.10
MD1	MAIN SING DOOR	1.00	2.10
D1	DOOR	0.90	2.10
D2	DOOR	0.75	2.10
W	WINDOW	1.20	1.66
W1	WINDOW	0.90	1.20
W1	WINDOW	0.60	1.20
W2	N TURN VENTILATOR	0.60	1.20
KW	KITCHEN WINDOW	1.20	1.00
V	VENTILATOR	0.60	0.60
V1	VENTILATOR	0.60	1.20
O	OPENING	1.20	2.10
OGW	OPEN ABLE GRILL WINDOW	0.90	1.20

NOTE:
1. ALL DIMENSIONS ARE IN METER.

SCALE 1:150	PROJECT	EAST CEMETERY ROAD	
SIZE A1	DWG. TITLE	BUILDING PLAN	
DWG. NO.		REV.	00
FILE LOC.			

B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-1/19/09/296
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

ARCHITECT / REGISTERED ENGINEER

G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SE/I/2024/4071
Registered Structural Engineer Grade-I
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.

STRUCTURAL ENGINEER

EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.