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RE REGULATORY RECORD

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

# TAMIL NADU
# URBAN HABITAT DEVELOPMENT BOARD

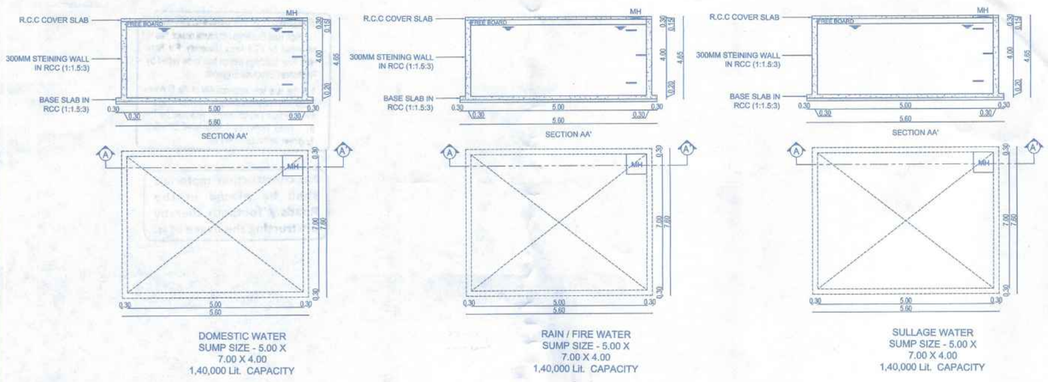
PLAN SHOWING FOR THE PROPOSED RE-CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 5 BLOCKS FOR RESIDENTIAL USE IN BLOCK NO. A: STILT FLOOR (PART) + 11 FLOORS RESIDENTIAL USE BUILDING WITH 414 DWELLING UNITS, BLOCK NO. B&C: STILT FLOOR (PART) +11 FLOOR RESIDENTIAL USE BUILDING WITH 370 DWELLING UNITS, 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:

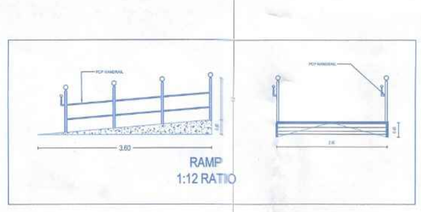
| | |
|---|---|
| LEAST EXTENT | - 17881.86 sq.m. |
| FSI (56252.86 /17881.86) | - 3.15 |
| PLOT COVERAGE | - 27.06% |
| DENSITY | - 886 DU/HECT |

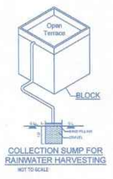






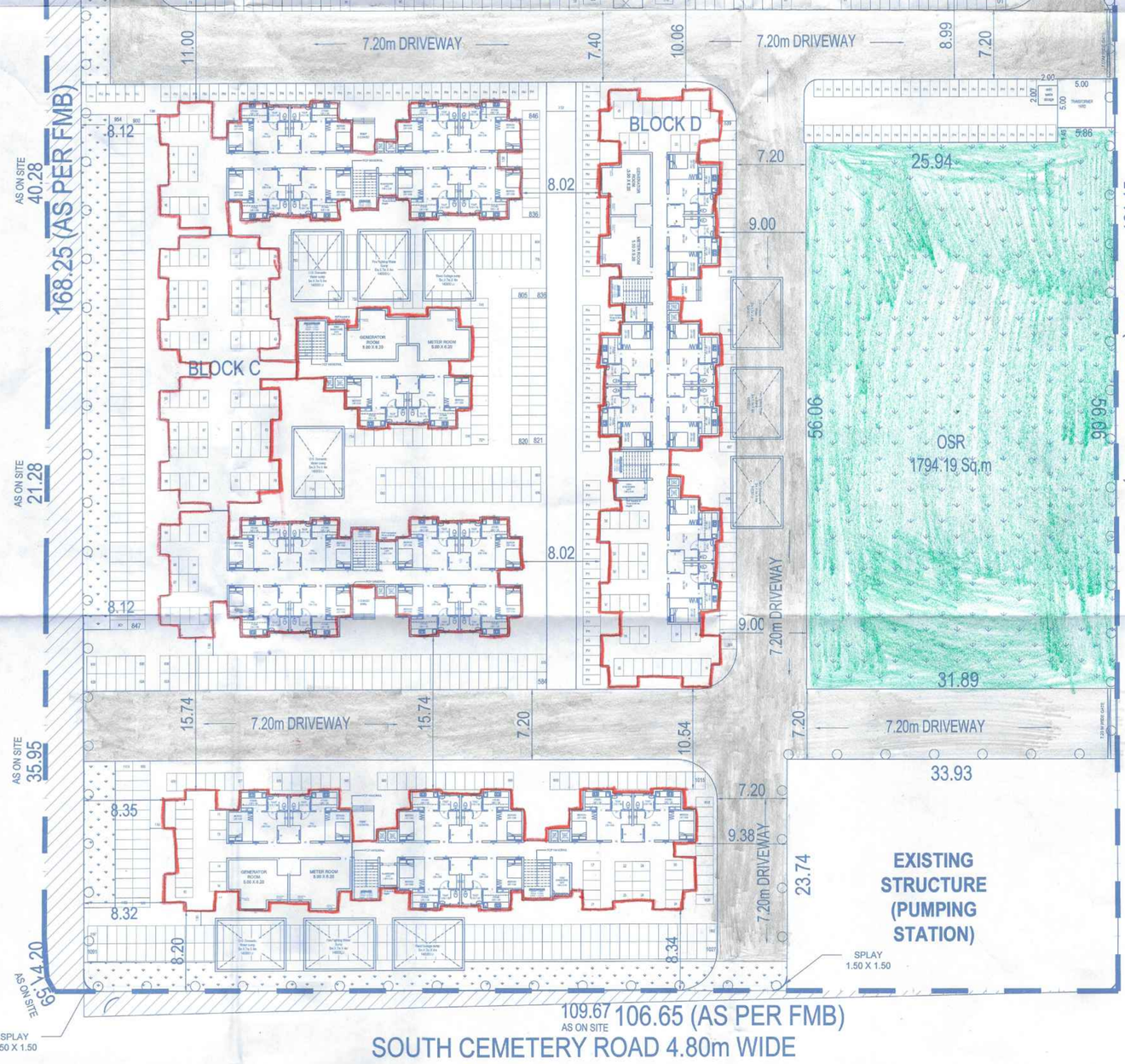
Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO:3A
(Not to Scale)



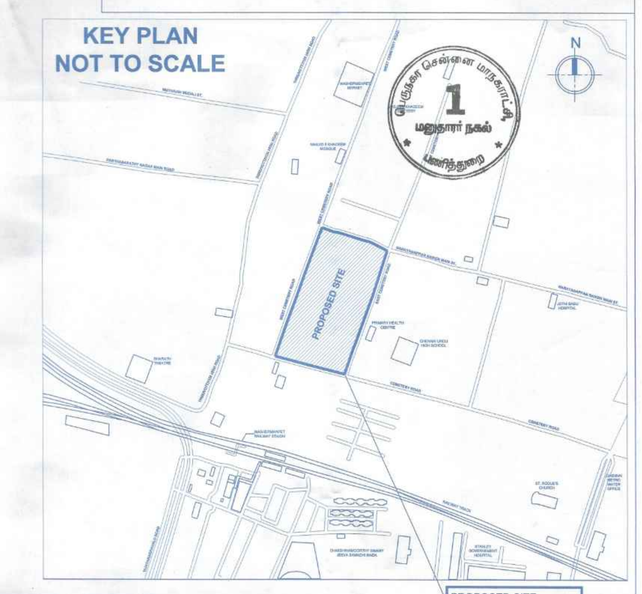




P.P.A approved by
C.M.D.A vide
Lr.No. CBC/12415/2024
Dated 16/12/2025

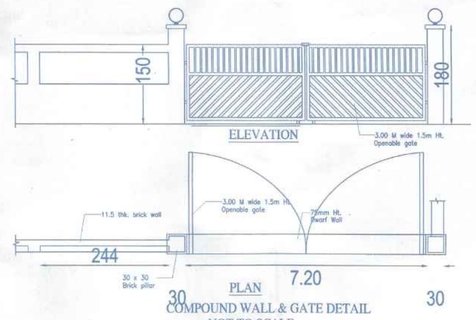
பெருநகர் சென்னை மாநகராட்சி, பகுத்தறை
கட்டட அனுமதி எண் CEBA/WDC04/00540/2025
நாள் 22/12/2025 வார்டு 04
ஒப்புக்கொடுக்கப்பட்டது
உ. செ. பொ. 23/12/25 கூடுதல் நகரமைப்பாளர்



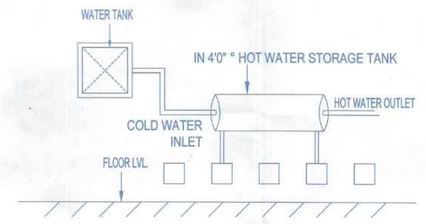

## SITE PLAN



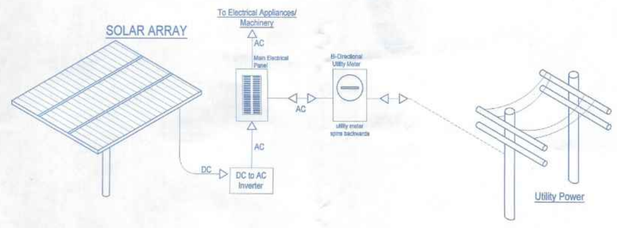

## KEY PLAN
NOT TO SCALE




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 |

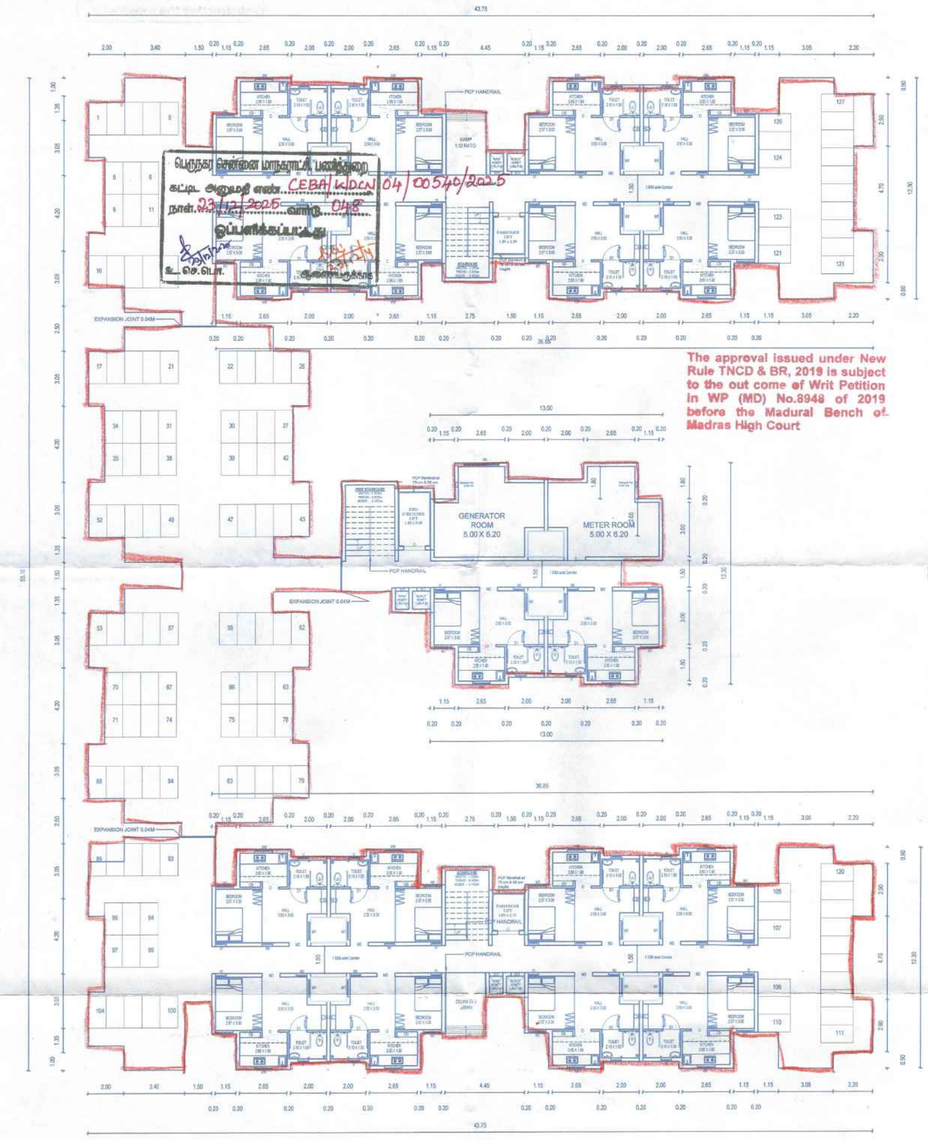
B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-I/19/09/296
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
ARCHITECT / REGISTERED ENGINEER

G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
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Registered Structural Engineer Grade-I (SE-I)
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No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

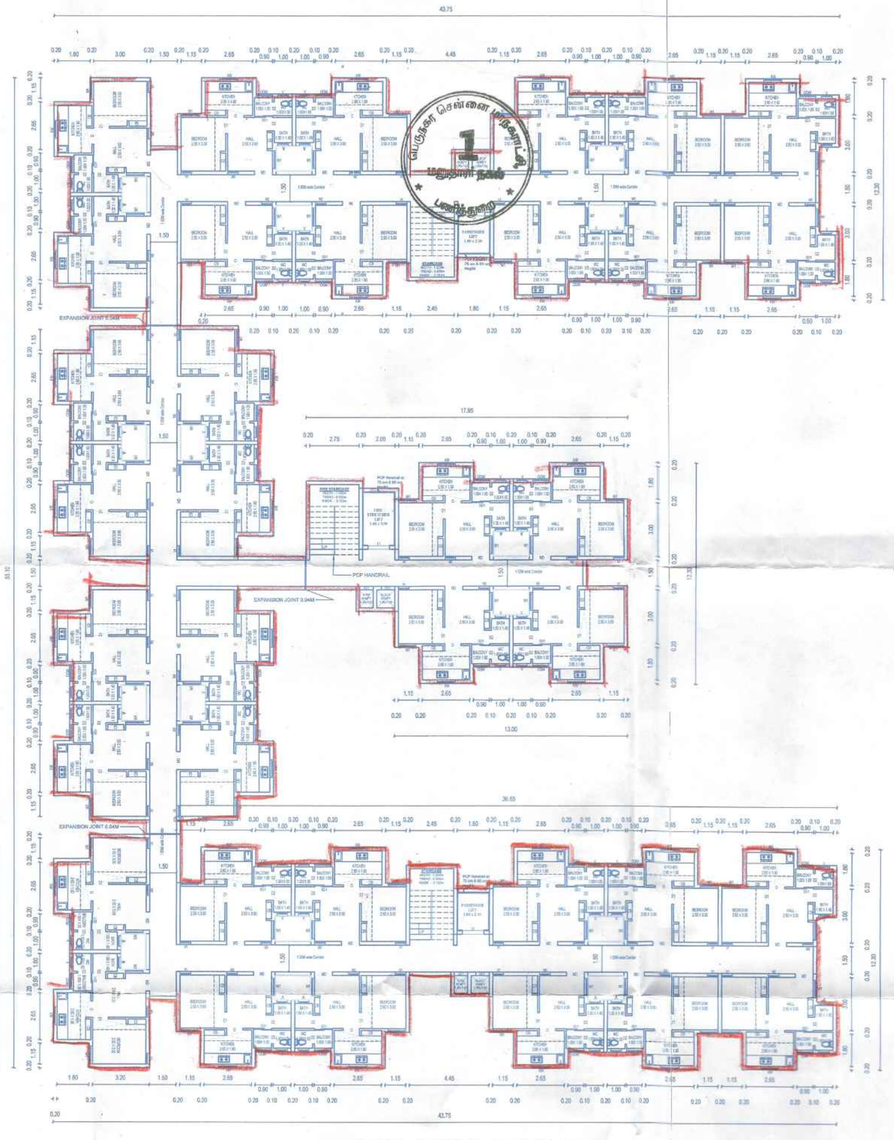
EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

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

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STRUCTURAL ENGINEER

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EXECUTIVE ENGINEER

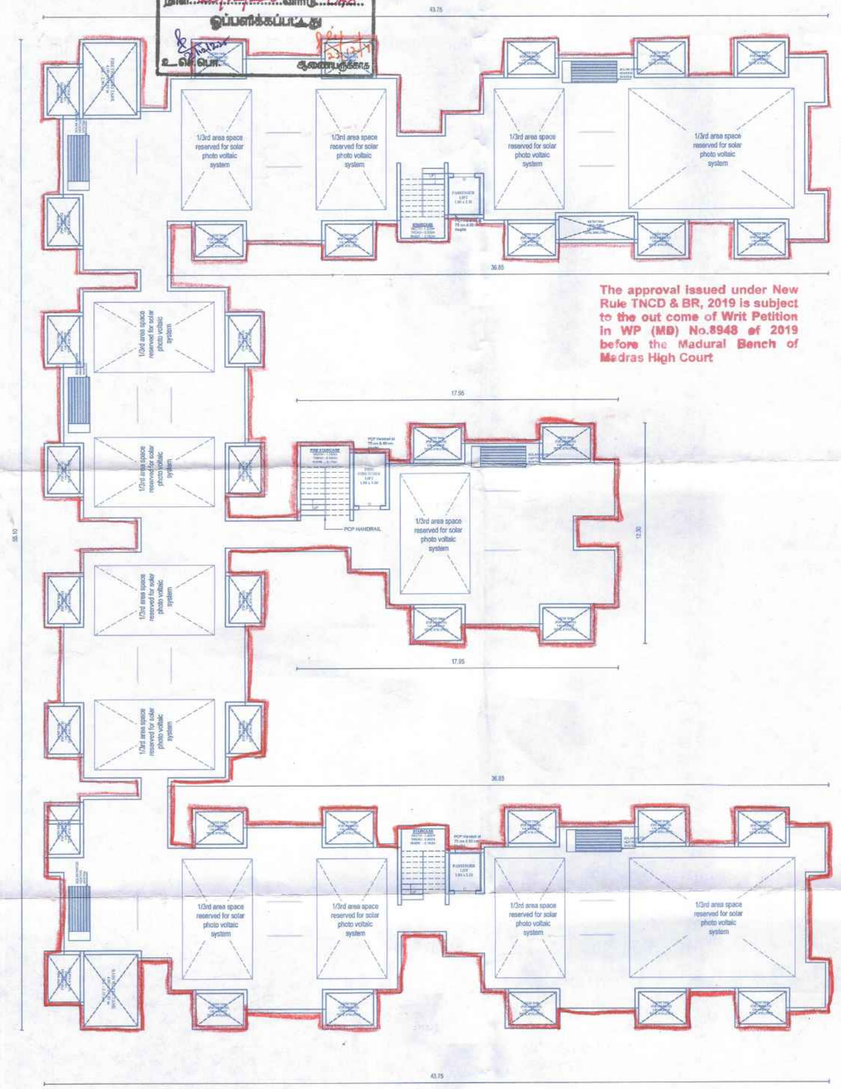
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

CHIEF ENGINEER

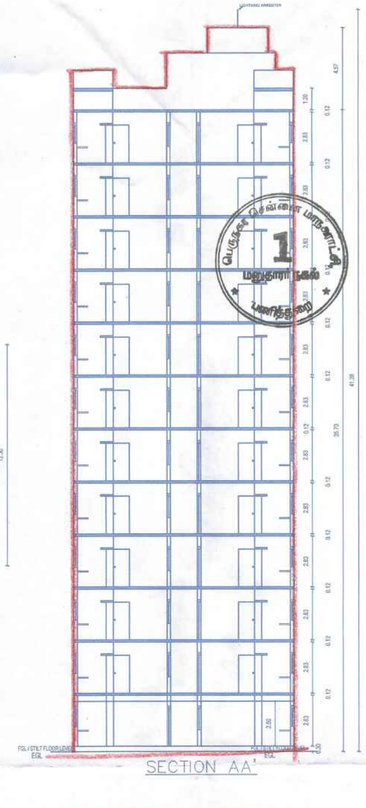
P.P.A approved by
C.M.D.A vide
Lr.No.C2/CPD/12415/2024
Dated...16/12/2025

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

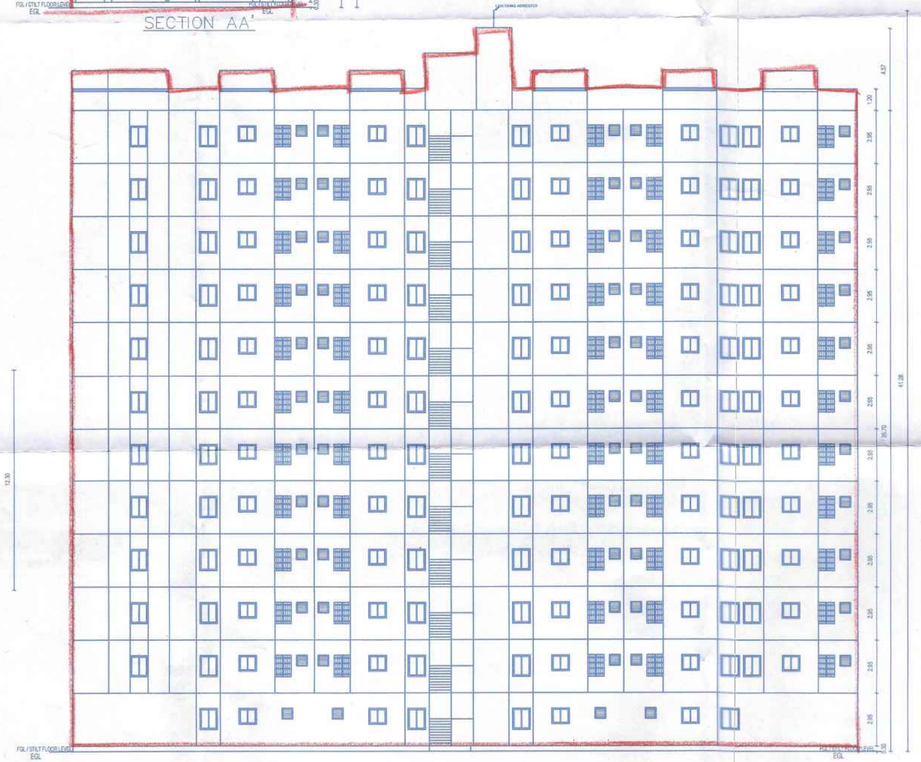
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court




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]

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AREA DETAILS :

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|---|---|
| PLINTH AREA / UNIT (INCLUDING COMMON AREA) | - 37.03 sq.m |
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| 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 |
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| 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
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Tamil Nadu Urban Habitat Development Board
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ARCHITECT / REGISTERED ENGINEER

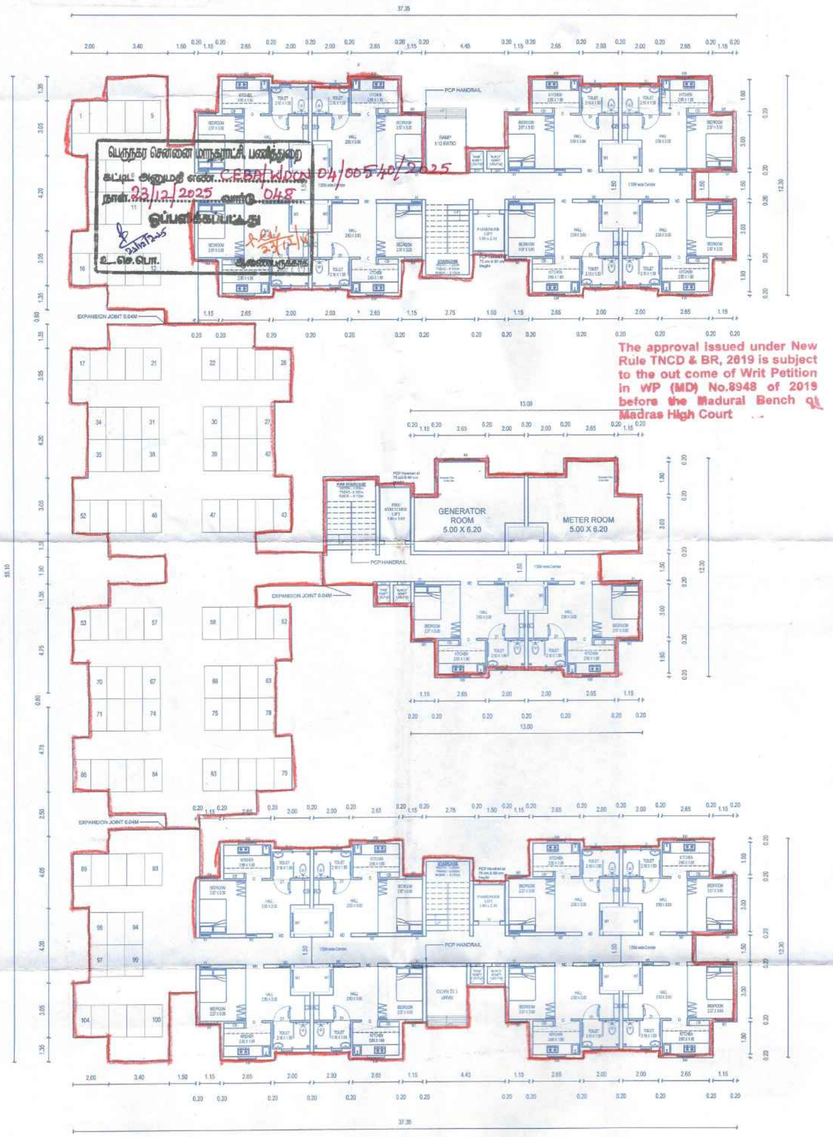
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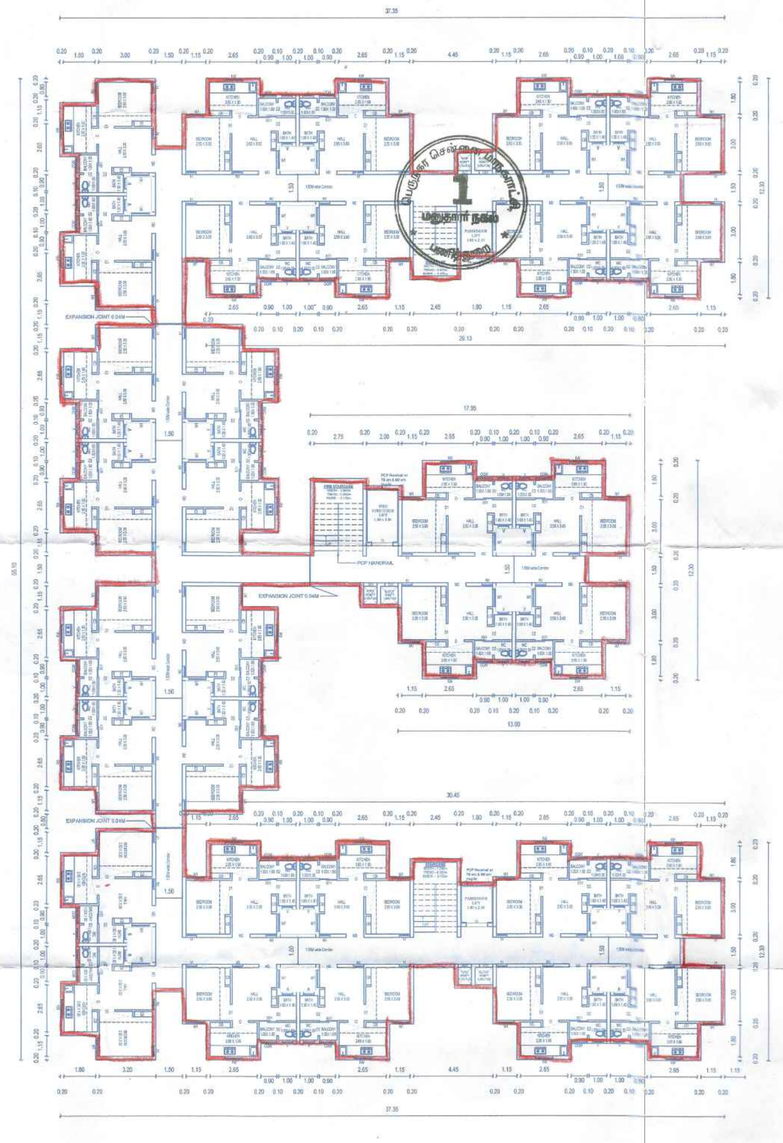
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

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 |
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**NOTE** - ALL DIMENSIONS ARE IN METER.

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

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ARCHITECT / REGISTERED ENGINEER

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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

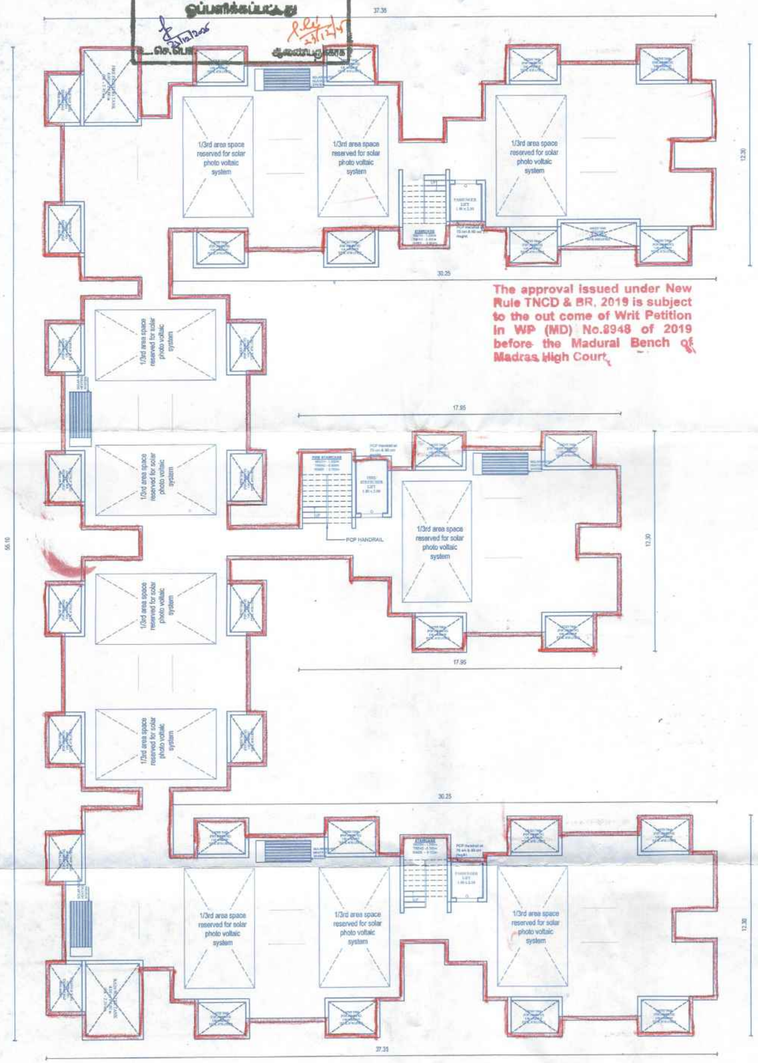
EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39
EXECUTIVE ENGINEER

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

CHIEF ENGINEER

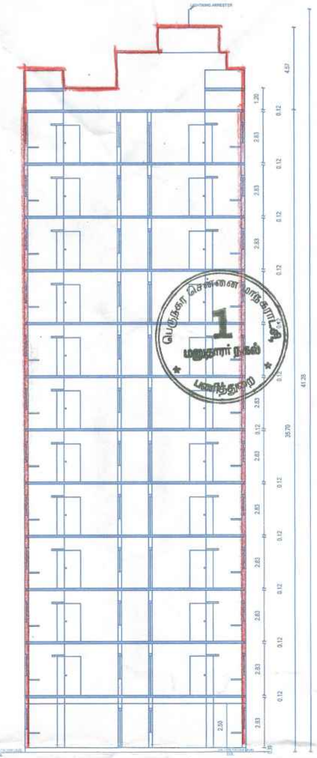
P.P.A approved by
C.M.D.A vide
Lr.No. C2/20/12415/2024
Dated 16/12/2025

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.

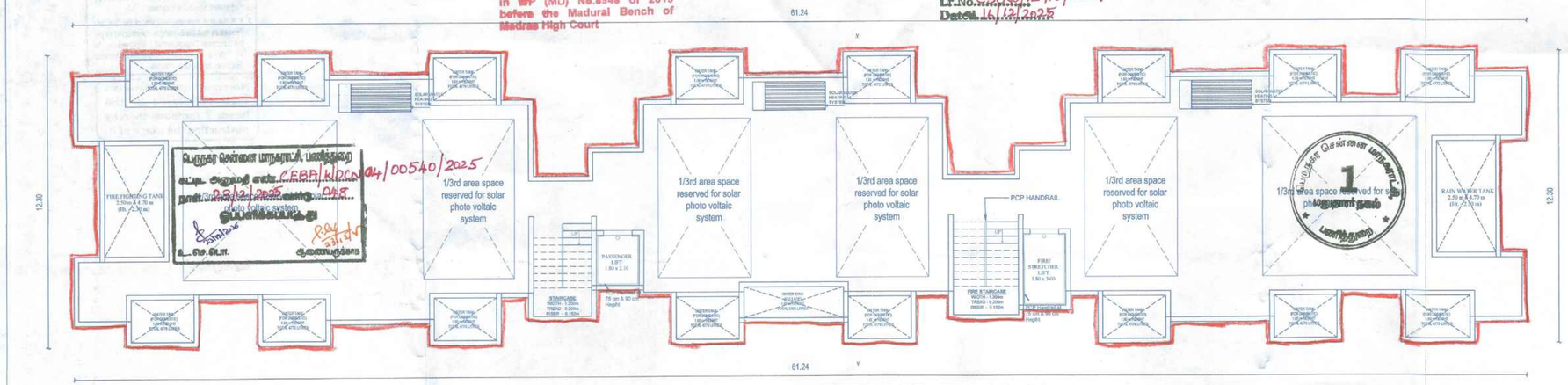
| | | |
|---|---|---|
| SCALE 1:150 | PROJECT | EAST CEMETERY ROAD |
| SIZE A1 | DWG. TITLE | BUILDING PLAN |

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

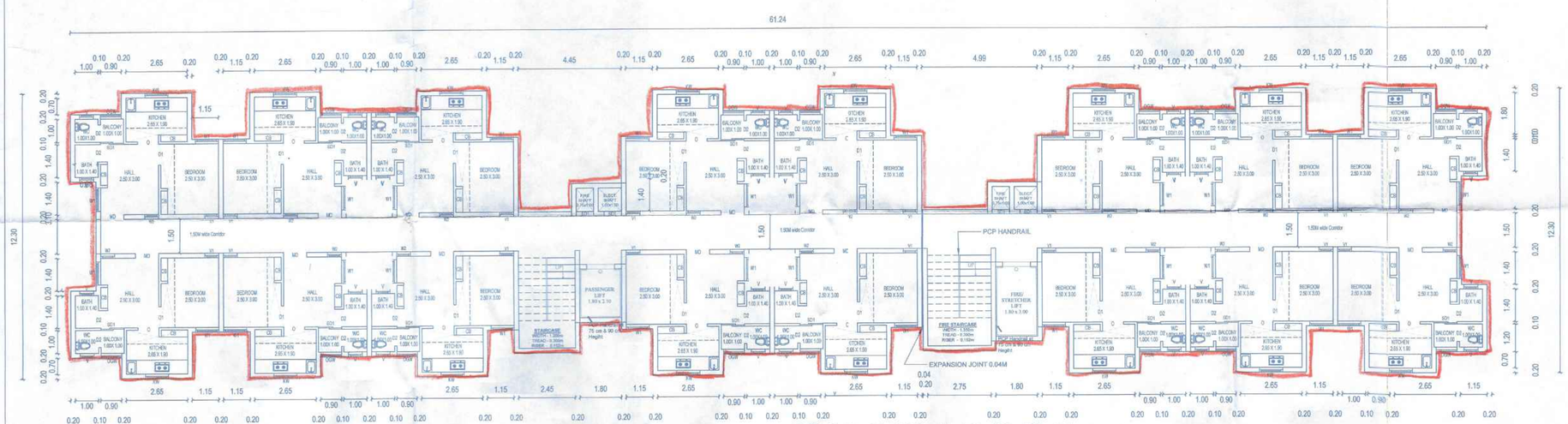
G. MAHENDIRAN, M.E.,
ASSISTANT EXECUTIVE ENGINEER
REGISTRATION No: SE/I/2024/4/0071
Registered Structural Engineer Grade-1 (SE-1)
Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

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

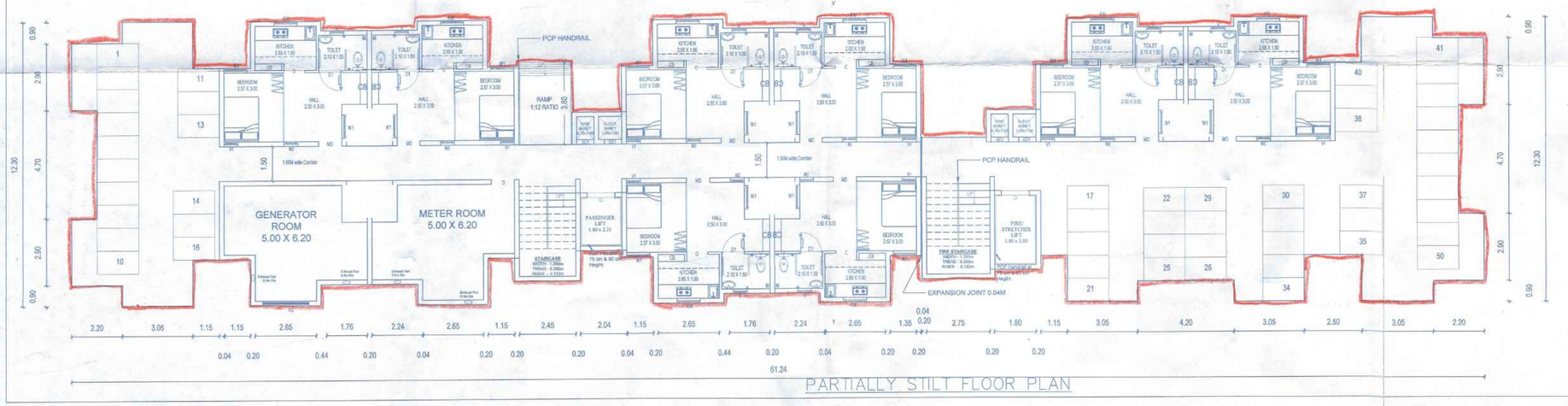
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
for CHIEF ENGINEER




TERRACE FLOOR PLAN




TYPICAL FLOOR PLAN 01 TO 11




PARTIALLY STILT FLOOR PLAN

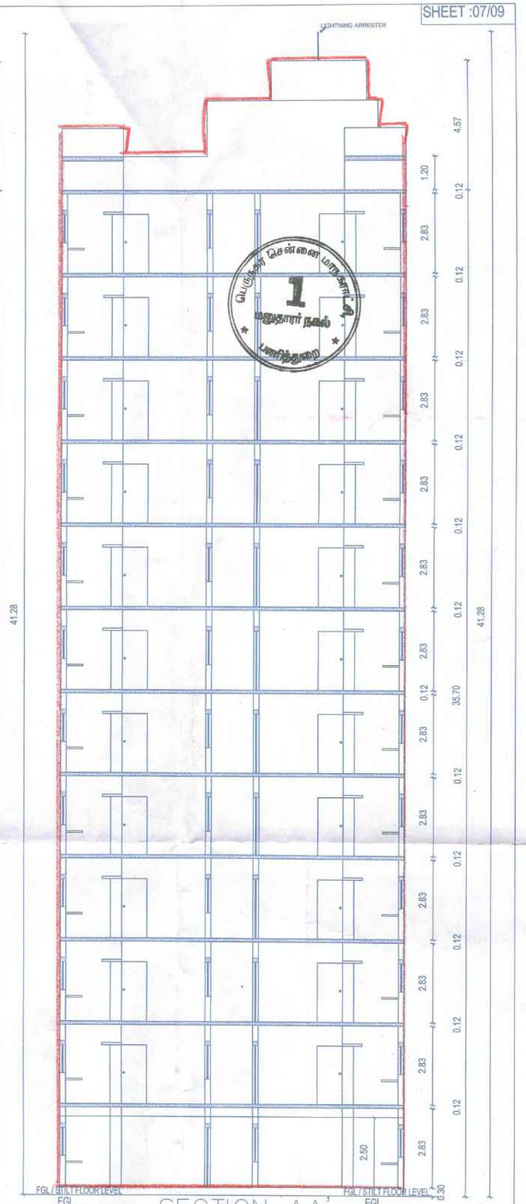
P.P.A approved by
C.M.D.A vide
Lr.No.C2/ND/24154/2024
Dated.16.12.2025

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.

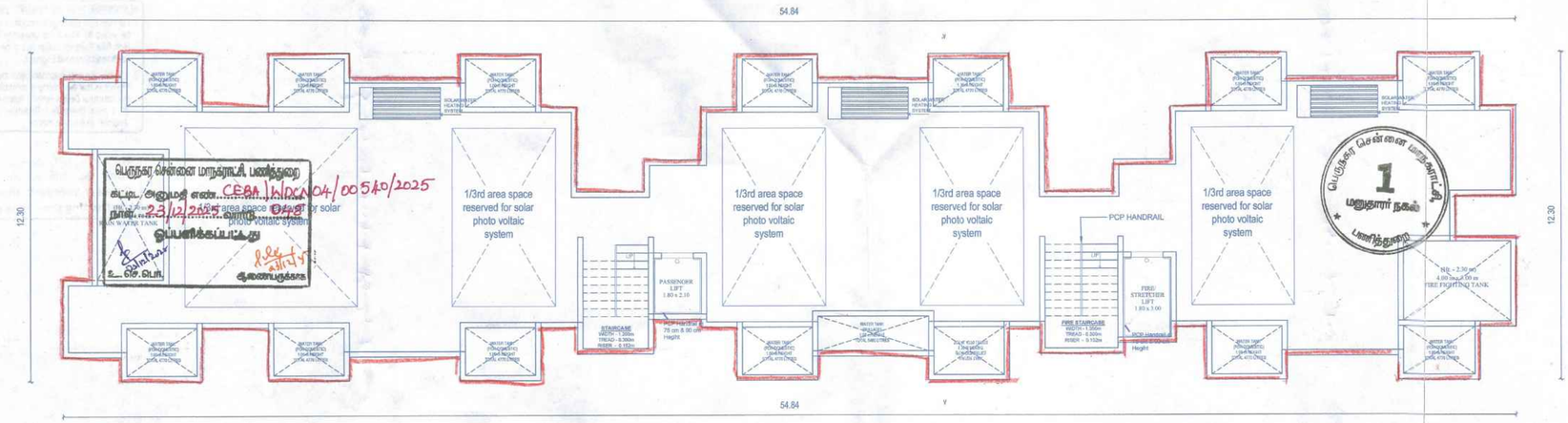
| | | |
|---|---|---|
| SCALE 1:150 | PROJECT | EAST CEMETERY ROAD |
| SIZE A1 | DWG. TITLE | BUILDING PLAN |

B. SATHIYA PRABA
ASSISTANT PLANNER
Registration No: RE/GR-1/19/09/296
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ARCHITECT / REGISTERED ENGINEER

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No. 5, Kamarajar Salai, Chennai-600 005.
STRUCTURAL ENGINEER

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

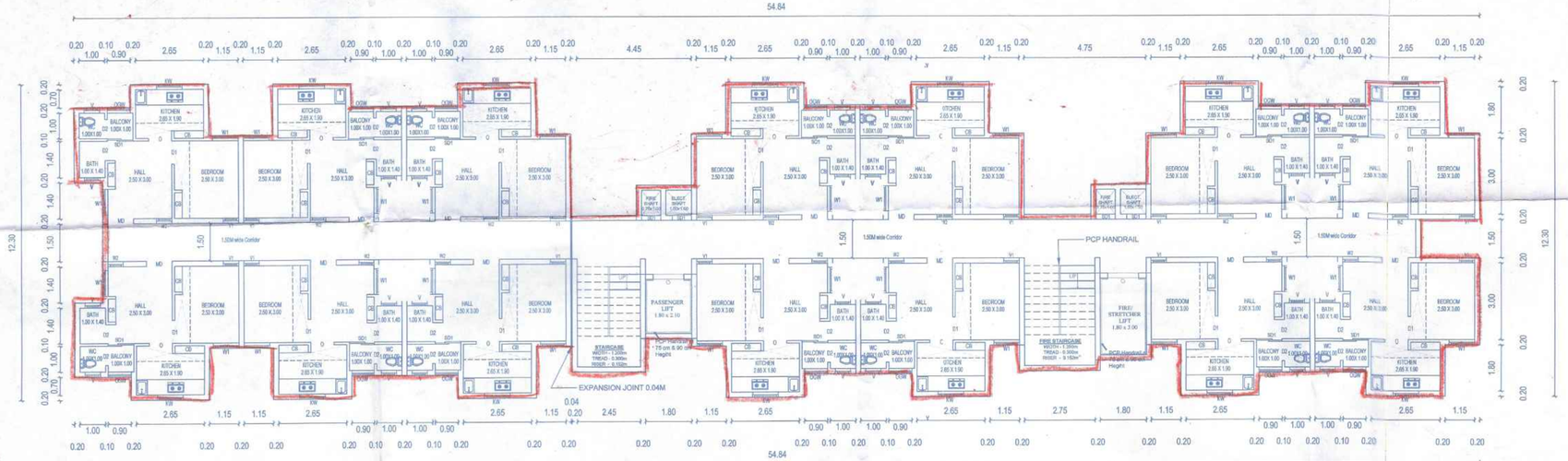
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
for CHIEF ENGINEER



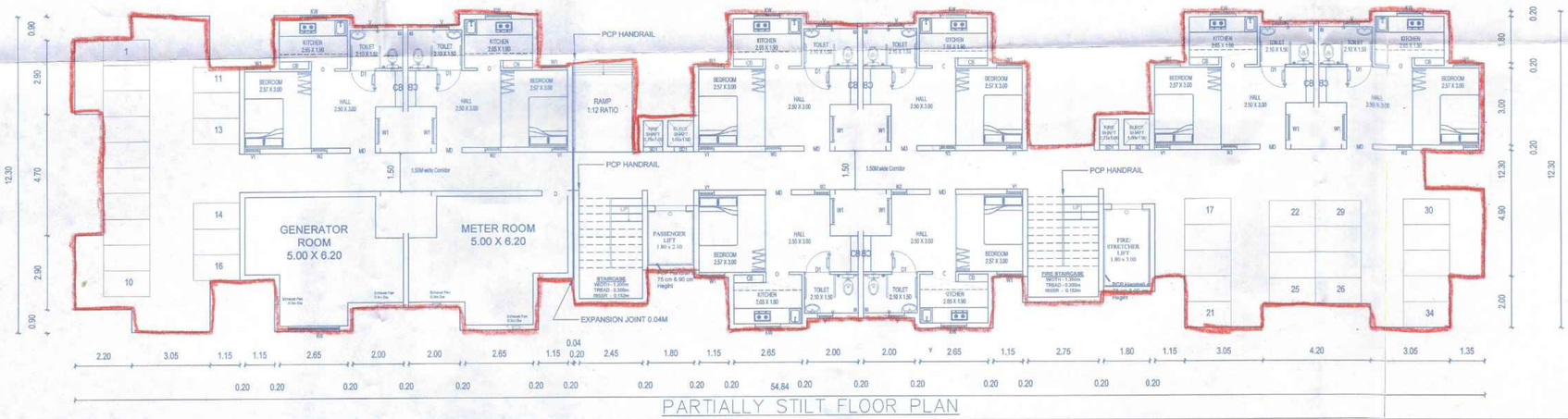

TERRACE FLOOR PLAN

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

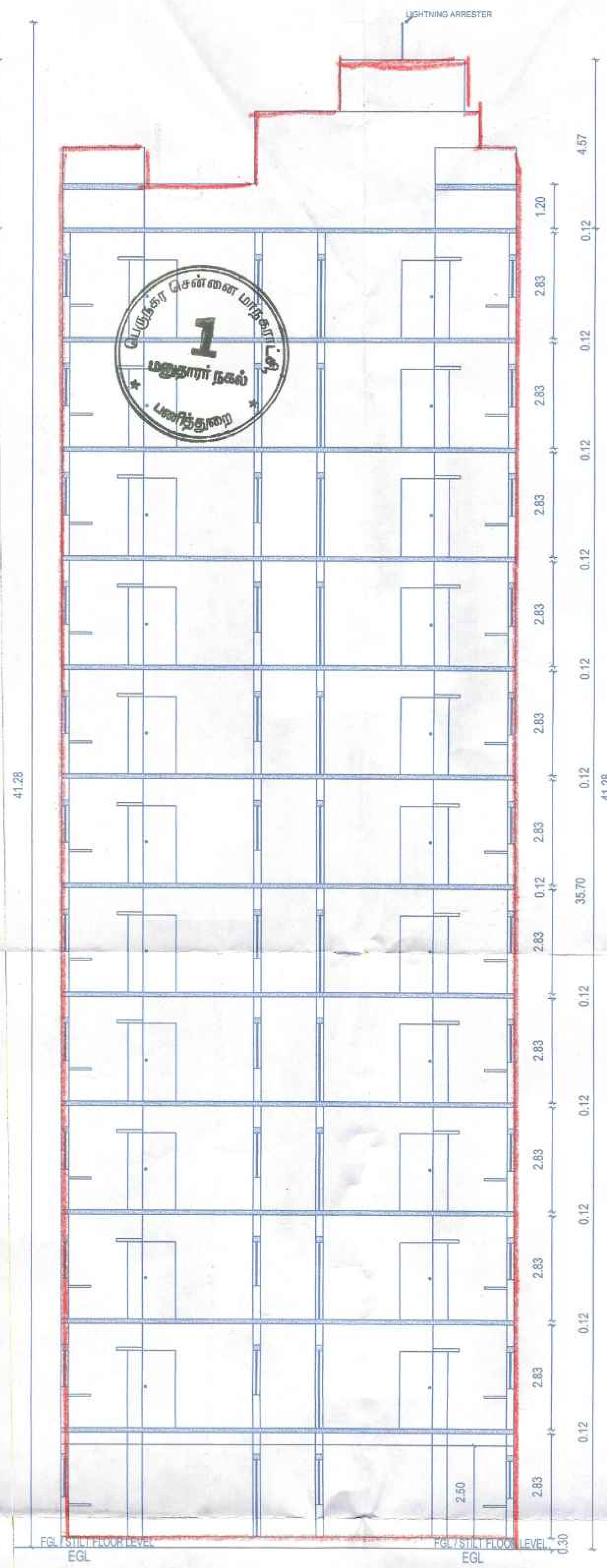
P.P.A approved by
C.M.D.A vide
Lr.No. CB(CN)/12415/2024
Dated 16/12/2025

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




பெருநகர சென்னை மாநகராட்சி 1 மணலி நகர் பணித்துறை

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 | 1.65 |
| 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:**
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
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ARCHITECT / REGISTERED ENGINEER

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ASSISTANT EXECUTIVE ENGINEER
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Tamil Nadu Urban Habitat Development Board
No. 5, Kamarajar Salai, Chennai-600 005.

STRUCTURAL ENGINEER

EXECUTIVE ENGINEER
TNUHDB / DIVISION II
VYASARPADI, CHENNAI - 39

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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.