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DIGITALLY VERIFIED RECORD

T-ONE
1

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

Sheet No: 01/05

Plan showing the Proposed Re-construction of High Rise Group Developments (HRB) consisting of 2 Blocks with 20.60m height; Block 1: Stilt floor + 6 floors with 96 dewlling units; Block 2: Stilt floor + 6 floors with 72 dwelling units (Totally 168 Dwelling units) for Re-development of TNUHDB tenements at Prakasam Salai, Badrikarai, T.Nagar, Chennai - 600017 in S.No. 4828/3(part), 4830/4(part) & 4830/9(part), Block No 110 of T.Nagar village with in the limit of Greater Chennai Corporation. Division No: 113 and Zone No: 09

Description:	Block 1	Block 2
NO. OF FLOORS	S + 6	S + 6
PLINTH AREA / UNIT	38.10 Sq.m	37.80 Sq.m
NO. OF UNITS / BLOCK	[96 in 1]	[72 in 1]

TOTAL NO. OF TENEMENTS = [96+72 = 168 NOS]

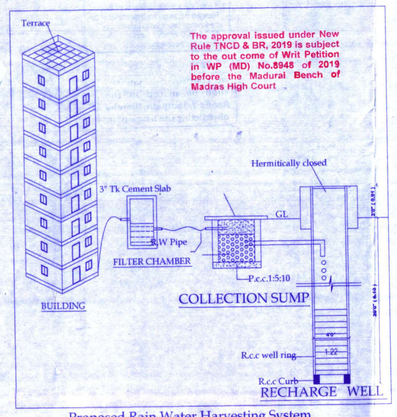
AREA STATEMENT:

PLOT EXTENT (as per FMB) -3173.55 sq.m.
FLOOR SPACE INDEX (FSI) - 2.05
PLOT COVERAGE - 33.46%

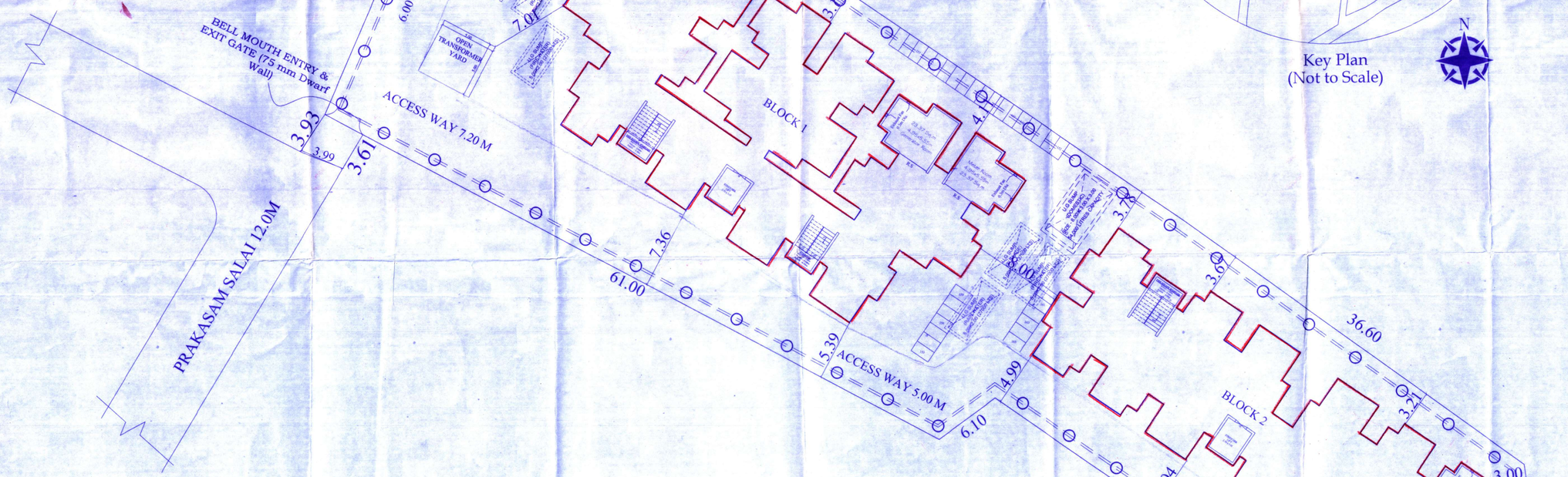
BLOCK 1		BLOCK 1	
Floor	FSI area	Floor	FSI area
Stilt Floor	62.61 m^2	Stilt Floor	62.61 m^2
1st Floor	614.08 m^2	1st Floor	457.14 m^2
2nd Floor	608.83 m^2	2nd Floor	452.93 m^2
3rd Floor	608.83 m^2	3rd Floor	452.93 m^2
4th Floor	608.83 m^2	4th Floor	452.93 m^2
5 th Floor	608.83 m^2	5 th Floor	452.93 m^2
6 th Floor	608.83 m^2	6 th Floor	452.93 m^2
Total	3720.84 m^2	Total	2784.40 m^2

Achieved FSI - 6505.24 / 3173.55
- 2.05

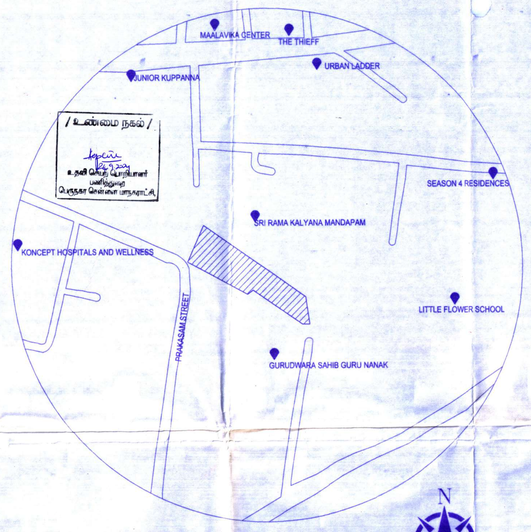
Two Wheeler Parking Required - 168 Nos.
Two Wheeler Parking Provided - 185 Nos.



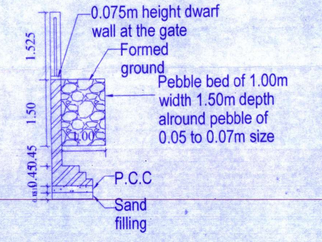
Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO:3A
(Not to Scale)



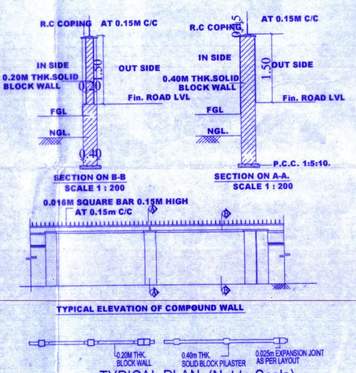
P.P.A approved by
C.M.D.A vide
Lr.No. 23/8/1290/2023
Dated. 22/11/2023



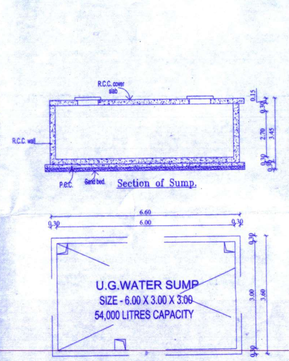
Key Plan
(Not to Scale)



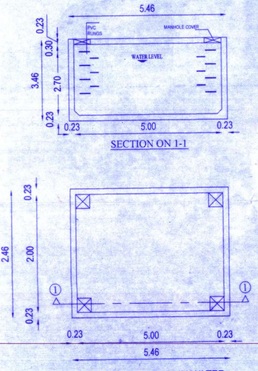
TYPICAL COMPOUND WALL DETAILS
(Not to Scale)



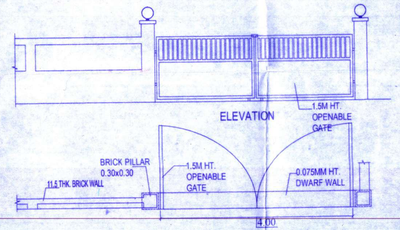
TYPICAL PLAN (Not to Scale)



Plan of Sump.
(Domestic)
(Not to Scale)



(Not to Scale)



NOTE:

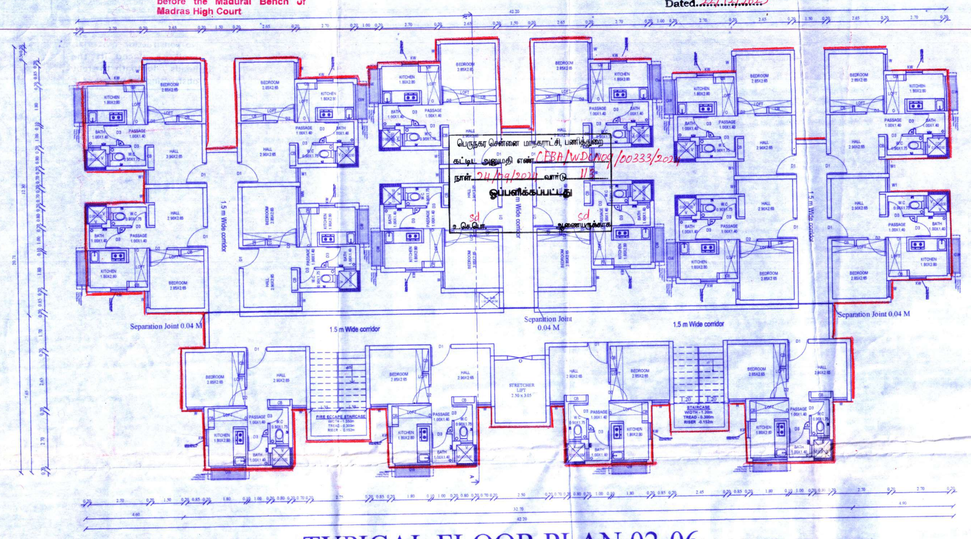
1. ALL DIMENSIONS ARE IN METER.

SCALE.	PROJECT	BADRIKARAI
1:400		
SIZE	DWG. TITLE	SITE PLAN
A1		

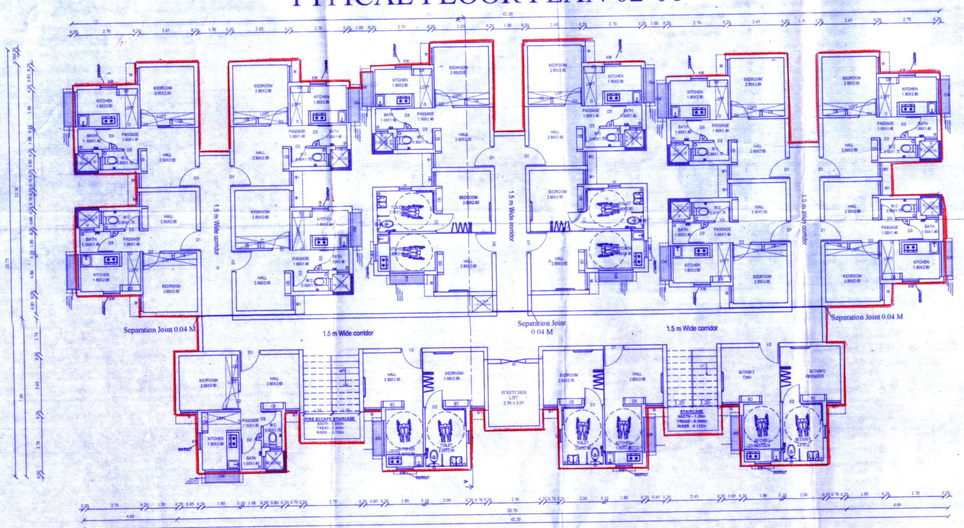
TECHNICAL ASST.	TOWN PLANNING SPECIALIST
ASST. PLANNER	B. SATHIYA PRABA, PLANNING ASSISTANT, Registration No: RE/GR-I/19/09/293, Registered Engineer Grade-I (RE)
EXECUTIVE ENGINEER	ARCHITECT, G. MAHENDIRAN, M.E., ASSISTANT EXECUTIVE ENGINEER, REGISTRATION No: SE/I/2024/4/0071, Registered Structural Engineer Grade–I (SE–I), Tamil Nadu Urban Habitat Development Board
SENIOR PLANNER	STRUCTURAL ENGINEER, U. MANIMEKALAI, M.A.,MTP.,AITP., SENIOR PLANNER, Tamil Nadu Urban Habitat Development Board
	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

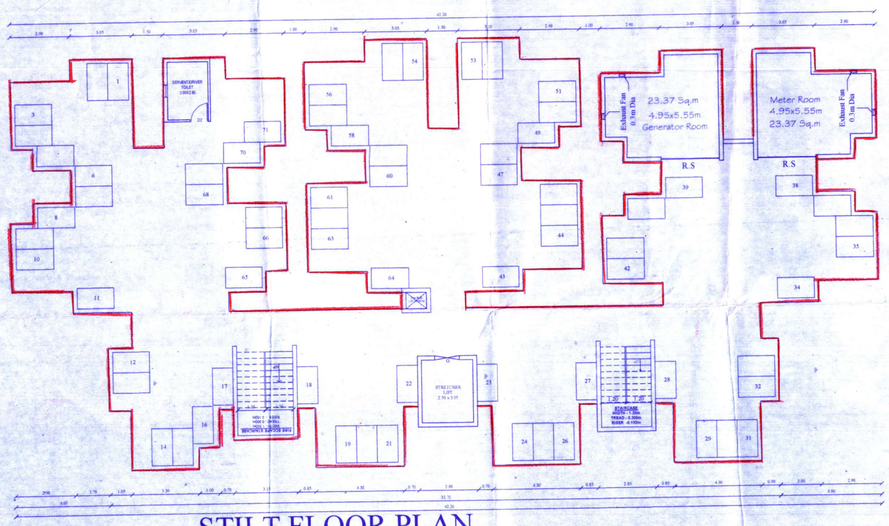
P.P.A approved by
C.M.D.A vide,
Lr.No.2237/pp0/2023
Dated.22/12/2023



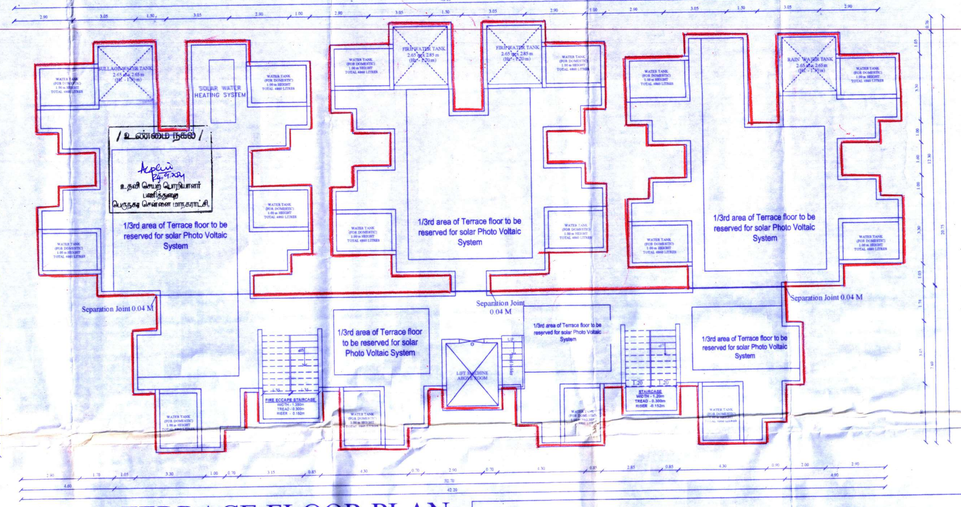
TYPICAL FLOOR PLAN 02-06



FIRST FLOOR PLAN



STILT FLOOR PLAN



TERRACE FLOOR PLAN

SCHEDULE OF JOINERY PER TENEMENT

TYPE	DESCRIPTION	SIZE(M)
D1	MAIN DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.75 X 2.10
O	OPENING	0.90 X 2.10
W	WINDOW	0.80 X 1.50
W1	WINDOW	0.70 X 1.50
GW	GRILL WINDOW	1.70 X 1.20
KW	KITCHEN WINDOW	0.80 X 1.20
V	VENTILATOR	0.60 X 0.60

Sheet No: 02/05

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

T.D.NO- 80/2022
(BLOCK 01)
(STILT+ 6 FLOORS)
[96 DWELLING UNIT/BLOCK]

Plan showing the Proposed Re-construction of High Rise Group Developments (HRB) consisting of 2 Blocks with 20.60m height; Block 1: Stilt floor + 6 floors with 96 dewlling units; Block 2: Stilt floor + 6 floors with 72 dwelling units (Totally 168 Dwelling units) for Re-development of TNUHDB tenements at Prakasam Salai, Badrikarai, T.Nagar, Chennai - 600017 in S.No. 4828/3(part), 4830/4(part) & 4830/9(part), Block No. 110 of T.Nagar village with in the limit of Greater Chennai Corporation. Division No: 113 and Zone No: 09

AREA DETAILS :	
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.10sq.m
COMMON AREA / UNIT	- 7.78 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA	- 30.32 sq.m
CARPET AREA / UNIT (GENERAL UNIT)	- 25.00 sq.m
CARPET AREA / UNIT (PwD UNIT)	- 25.40 sq.m

NOTE:
1. ALL DIMENSIONS ARE IN METER.

SCALE. 1:100	PROJECT	BADRIKARAI
SIZE A0	DWG. TITLE	FLOOR PLAN
DWG. NO.		REV. 00
FILE LOC.	BADRIKARAI	

TECHNICAL ASST.	TOWN PLANNING SPECIALIST
ASST. PLANNER	B. SATHIYA PRABA, PLANNING ASSISTANT, Registration No: RE/GR-1/19/09/293, Registered Engineer Grade-1 (RE), Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005. ARCHITECT
EXECUTIVE ENGINEER	G. MAHENDIRAN, M.E., ASSISTANT EXECUTIVE ENGINEER, REGISTRATION No: SE/I/2024/4[illegible], Registered Structural Engineer Grade-1 (SE-I), Tamil Nadu Urban Habitat Development Board, No. 5, Kamarajar Salai, Chennai-600 005. STRUCTURAL ENGINEER
SENIOR PLANNER	U. MANIMEKALAI, M.A., MTP., AIIP., SENIOR PLANNER, Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005. CHIEF ENGINEER

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

T.D.NO- 80/2022
(BLOCK 01)
(STILT+ 6 FLOORS)
[96 DWELLING UNIT/BLOCK]

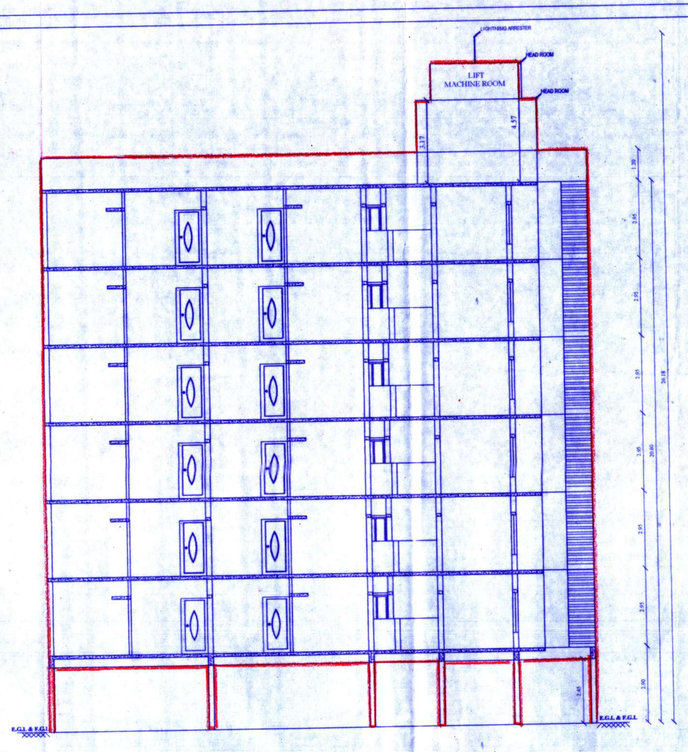
Plan showing the Proposed Re-construction of High Rise Group Developments (HRB) consisting of 2 Blocks with 20.60m height; Block 1: Stilt floor + 6 floors with 96 dewlling units; Block 2: Stilt floor + 6 floors with 72 dwelling units (Totally 168 Dwelling units) for Re-development of TNUHDB tenements at Prakasam Salai, Badrikarai, T.Nagar, Chennai - 600017 in S.No. 4828/3(part), 4830/4(part) & 4830/9(part), Block No. 110 of T.Nagar village with in the limit of Greater Chennai Corporation.Division No: 113 and Zone No: 09

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NOTE:

1. ALL DIMENSIONS ARE IN METER.

SCALE. 1:100	PROJECT	BADRIKARAI	
SIZE A1	DWG. TITLE	FLOOR PLAN	N W E S
DWG. NO.		REV.	00
FILE LOC.	BADRIKARAI		



SECTION AA'

P.P.A approved by
C.M.D.A vide
Lr.No. CMA/290/2023
Dated 22/12/2023

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



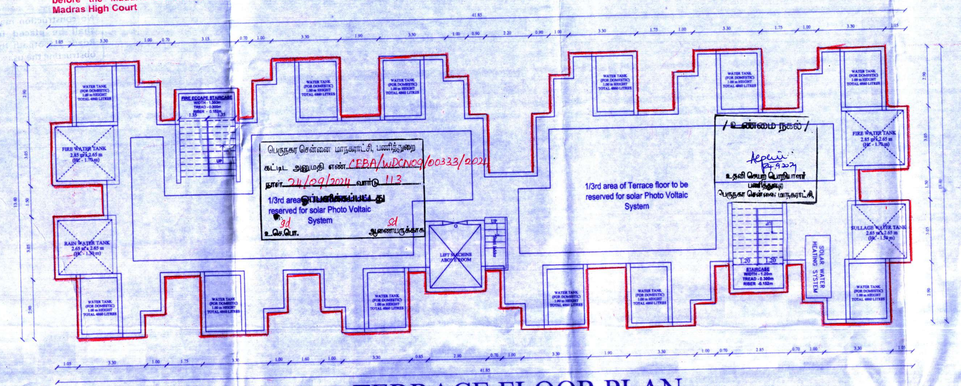
ELEVATION

TECHNICAL ASST.	TOWN PLANNING SPECIALIST
ASST. PLANNER	B. SATHIYA PRAKASH, PLANNING ASSISTANT, Registration No: RE/GR-I/2019/293, Registered Engineer Grade-I (RE), Tamil Nadu Urban Habitat Development Board, No. 5, Kamarajar Salai, Chennai-600 005. ARCHITECT
EXECUTIVE ENGINEER	G. MAHENDIRAN, M.E., ASSISTANT EXECUTIVE ENGINEER, REGISTRATION No: SE/I/2024/4/60..., Registered Structural Engineer Grade-I (SE), Tamil Nadu Urban Habitat Development Board, No. 5, Kamarajar Salai, Chennai-600 005. STRUCTURAL ENGINEER
SENIOR PLANNER	U. MANIMEKALAI, M.A.,MTP.,AITP., SENIOR PLANNER, Tamil Nadu Urban Habitat Development Board, CHIEF ENGINEER

Executive Engineer
Division - IV
Tamilnadu Urban Habitat Development Board
Chennai - 600 005

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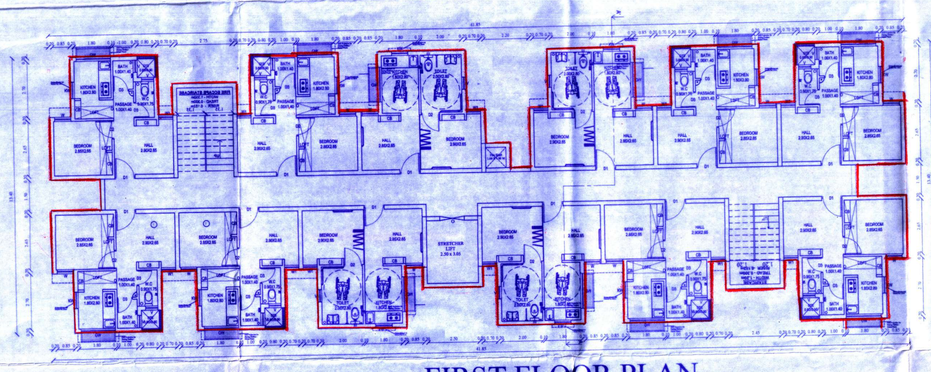
P.P.A approved by
C.M.D.A vide
Lr.No. 6161/2024/B2.3
Dated 27.11.2024



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN 02-06



FIRST FLOOR PLAN



STILT FLOOR PLAN

SCHEDULE OF JOINERY PER TENEMENT

TYPE	DESCRIPTION	SIZE(M)
D1	MAIN DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.75 X 2.10
O	OPENING	0.90 X 2.10
W	WINDOW	0.80 X 1.50
W1	WINDOW	0.70 X 1.50
GW	GRILL WINDOW	1.70 X 1.20
KW	KITCHEN WINDOW	0.80 X 1.20
V	VENTILATOR	0.60 X 0.60

Sheet No: 04/05

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

T.D.NO- 81/2022
(BLOCK 02)
(STILT+ 6 FLOORS)
[72 DWELLING UNIT/BLOCK]

Plan showing the Proposed Re-construction of High Rise Group Developments (HRB) consisting of 2 Blocks with 20.60m height; Block 1: Stilt floor + 6 floors with 96 dewlling units; Block 2: Stilt floor + 6 floors with 72 dwelling units (Totally 168 Dwelling units) for Re-development of TNUHDB tenements at Prakasam Salai, Badrikarai, T.Nagar, Chennai - 600017 in S.No. 4828/3(part), 4830/4(part) & 4830/9(part), Block No. 110 of T.Nagar village with in the limit of Greater Chennai Corporation. Division No: 113 and Zone No: 09

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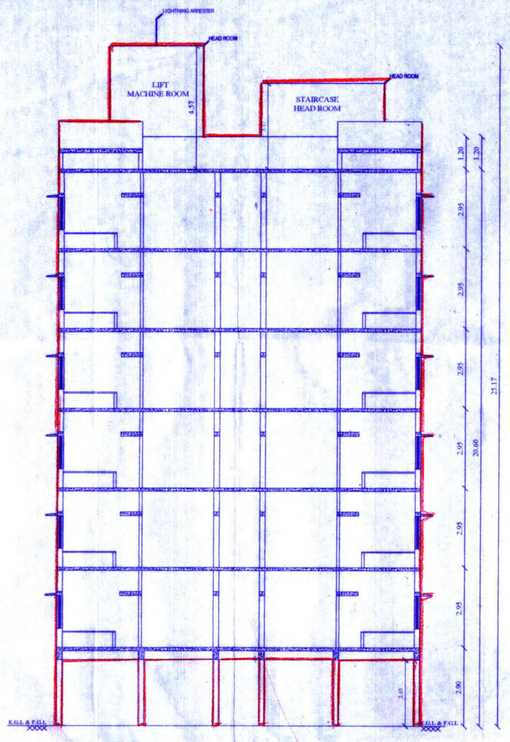
NOTE:

1. ALL DIMENSIONS ARE IN METER.

SCALE. 1:100	PROJECT	BADRIKARAI	
SIZE A0	DWG. TITLE	FLOOR PLAN	N W E S
DWG. NO.		REV.	00
FILE LOC.	BADRIKARAI		

TECHNICAL ASST.	TOWN PLANNING SPECIALIST
ASST. PLANNER	B. SATHIYA PRABA, PLANNING ASSISTANT, Registration No: RE/GR-I/19/00293, Registered Engineer Grade-I (RE), Tamil Nadu Urban Habitat Development Board, Chennai-600 008. ARCHITECT
EXECUTIVE ENGINEER	Executive Engineer, Division - IV, Chennai-600 008. STRUCTURAL ENGINEER
SENIOR PLANNER	G. MAHENDIRAN, M.E., ASSISTANT EXECUTIVE ENGINEER, REGISTRATION No: SE/I/2024/I/0071, Registered Structural Engineer Grade-I (SE-I), Tamil Nadu Urban Habitat Development Board, Chennai-600 008. for CHIEF ENGINEER

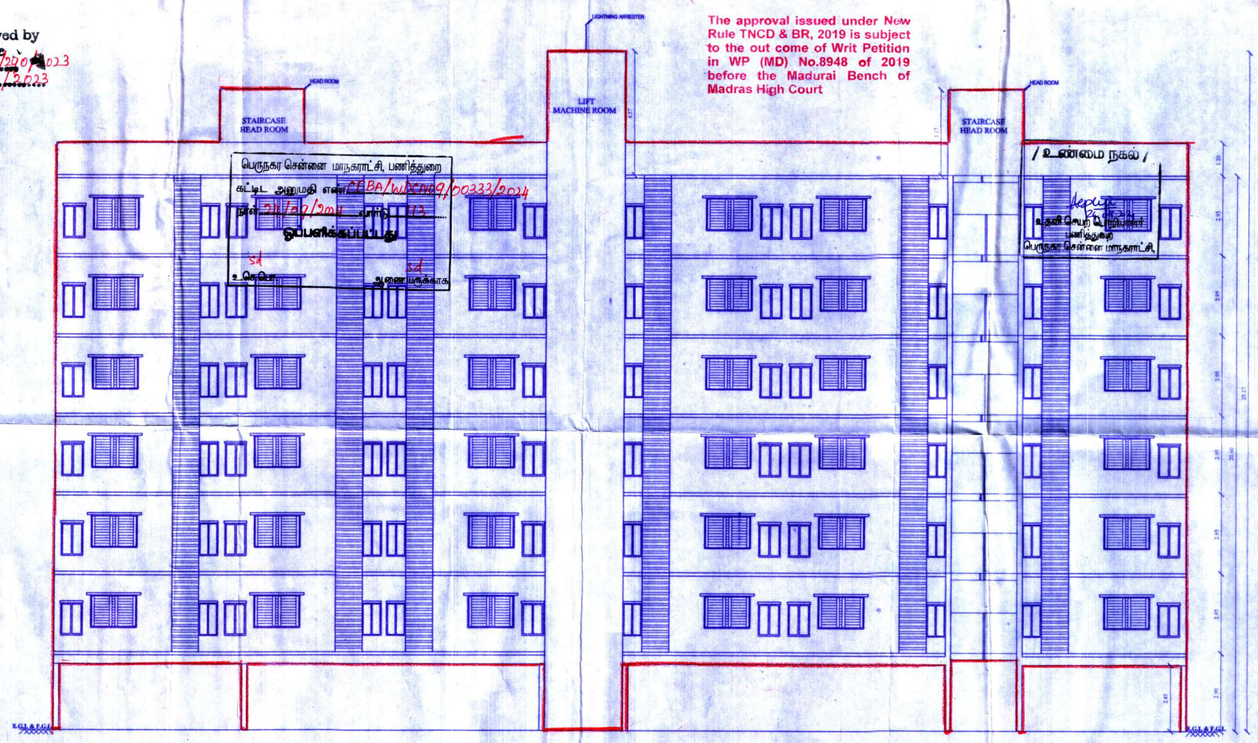
U. MATHIMEKALAI, M.A.,MTP.,AITP., SENIOR PLANNER, Tamil Nadu Urban Habitat Development Board, Chennai-600 008.



SECTION AA'

P.P.A approved by
C.M.D.A vide
Lr.No. 33/2020/023
Dated 22/12/2023

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



ELEVATION

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

Sheet No: 05/05

T.D.NO- 81/2022
(BLOCK 02)
(STILT+ 6 FLOORS)
[72 DWELLING UNIT/BLOCK]

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NOTE:

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SCALE. 1:100	PROJECT	BADRIKARAI	
SIZE A1	DWG. TITLE	FLOOR PLAN	N W S
DWG. NO.		REV. 00	
FILE LOC.		BADRIKARAI	

TECHNICAL ASST.

TOWN PLANNING SPECIALIST

B. SATHIYA PRABA
PLANNING ASSISTANT
Registration No: RE/GR-I/19/09/293
Registered Engineer Grade-I (RE)
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

ASST. PLANNER

ARCHITECT

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.

Executive Engineer
Division - IV
Tamilnadu Urban Habitat Development Board
Chennai-600 005

EXECUTIVE ENGINEER

STRUCTURAL ENGINEER

U. MANIMEKALAI, M.A., MTP., AITP.,
SENIOR PLANNER
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

SENIOR PLANNER

CHIEF ENGINEER

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
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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.