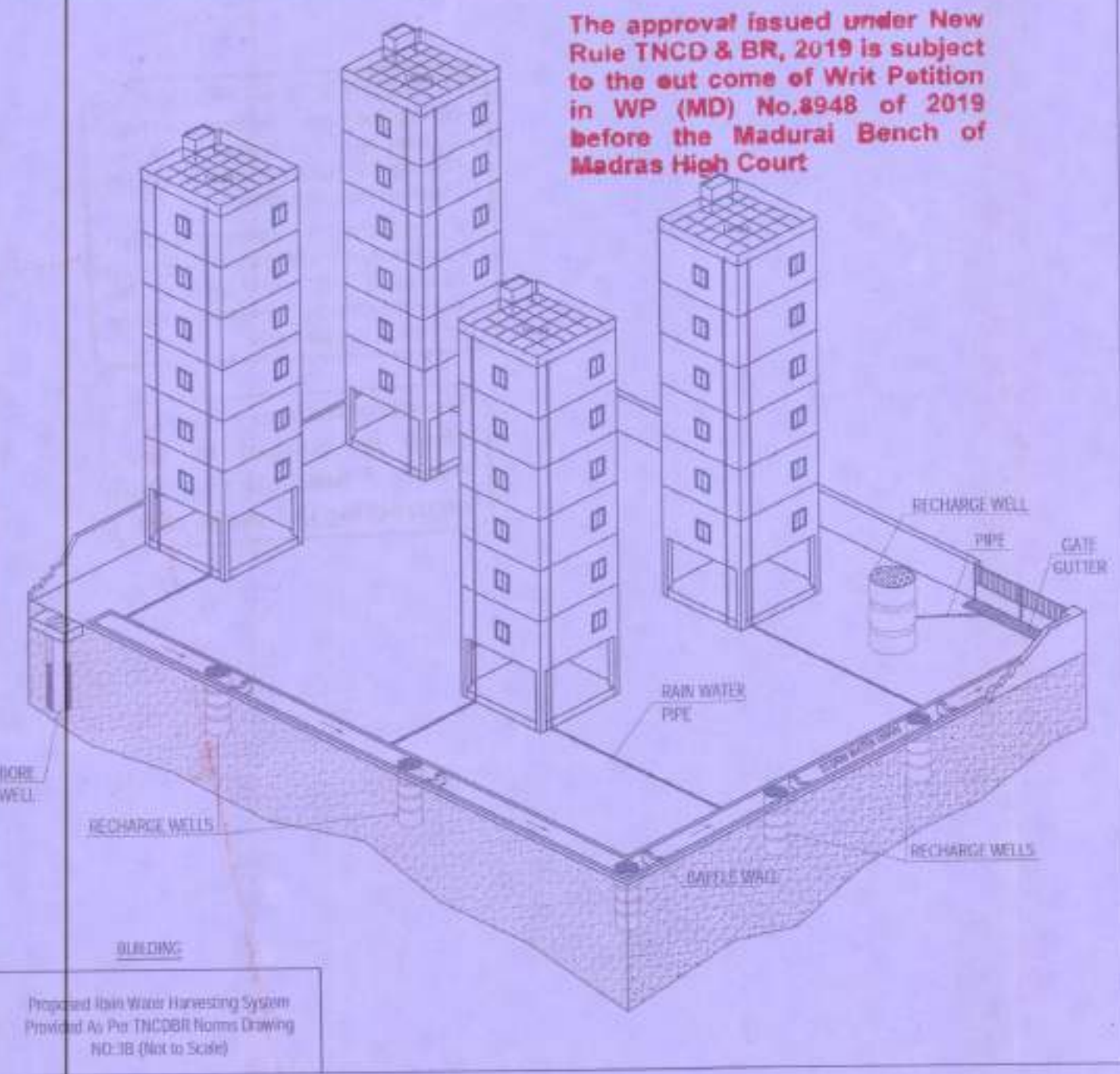


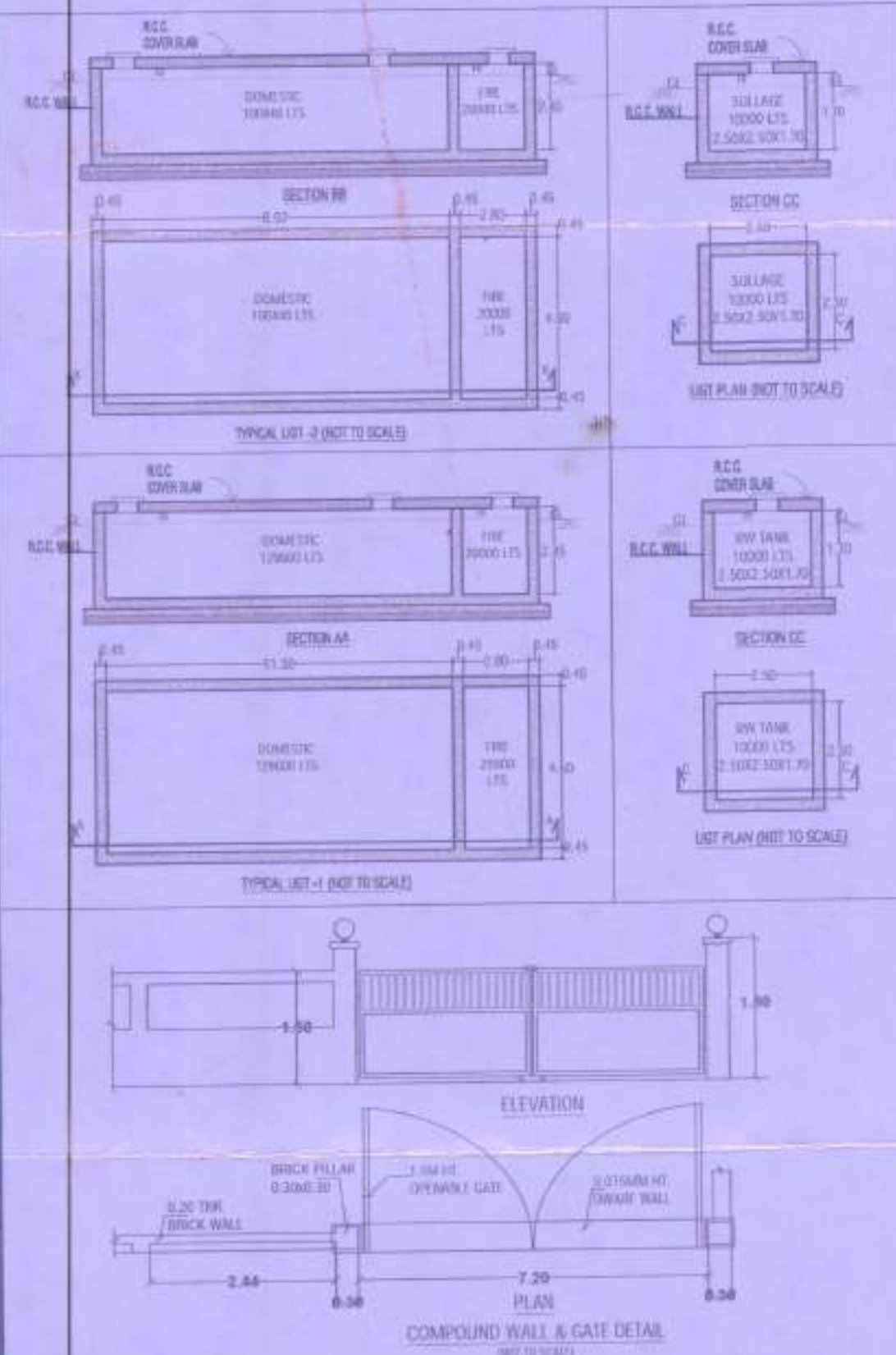
RERA Document

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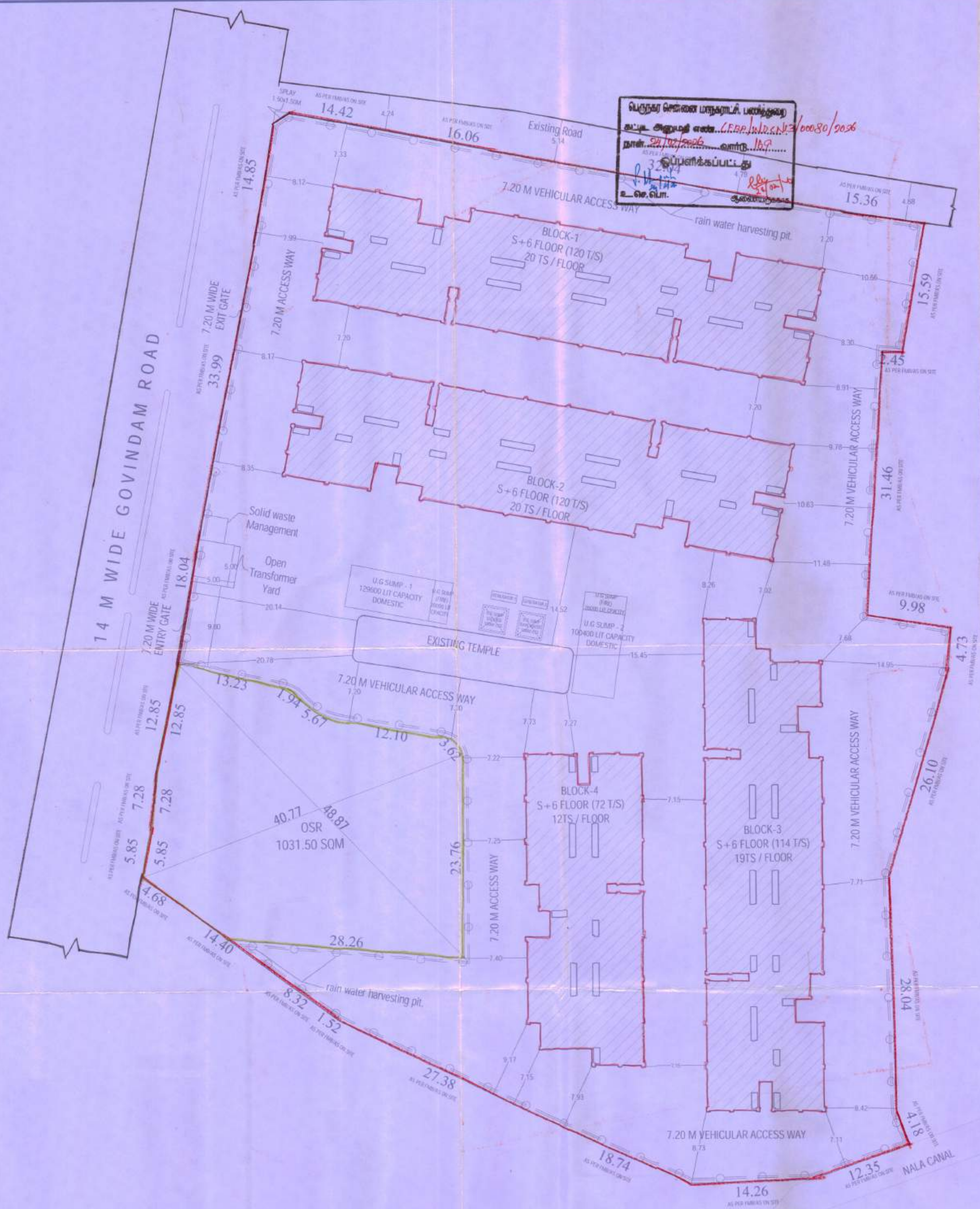
Published for reference. The authority's own register is the operative record.



P.P.A approved by
C.M.D.A vide
Lr.No.../2022/0023
Dated.../2022...



FLOOR WISE DETAILS				BLOCK WISE DETAILS			
BLOCK 01 & 02 (S+6)		BLOCK 03 (S+6)		BLOCK 04 (S+6)		BLOCK 05 (S+6)	
FLOOR	Number of Dwelling Units	FSI Area	FLOOR	Number of Dwelling Units	FSI Area	FLOOR	Number of Dwelling Units
Stilt Floor	-	48.38	Stilt Floor	-	27.05	Stilt Floor	-
1st Floor	20	728.96	1st Floor	19	699.37	1st Floor	12
2nd Floor	20	728.96	2nd Floor	19	699.37	2nd Floor	12
3rd Floor	20	728.96	3rd Floor	19	699.37	3rd Floor	12
4th Floor	20	728.96	4th Floor	19	699.37	4th Floor	12
5th Floor	20	728.96	5th Floor	19	699.37	5th Floor	12
6th Floor	20	728.96	6th Floor	19	699.37	6th Floor	12
TOTAL (4422.142)	8844.28	TOTAL (4223.334)	4223.33	TOTAL (2728.764)	2728.76		



TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD
AREA STATEMENT:
PLOT EXTENT (as per Drawing) - 9179.19 sq.m.
PLOT COVERAGE - 28.40 %
VEHICLE PARKING AREA DETAILS:
No. of Parking Required - 468 Nos.
No. of Parking Provided - 468 Nos.

NOTE:
1. ALL DIMENSIONS ARE IN METER.
SCALE: PROJECT APPAVOO NAGAR & SUBBU PILLAI THOTTAM CHENNAI PHASE-I
SIZE DWG. TITLE SITE PLAN
DWG. NO. 06-23/APPAAVOO NAGAR&SUBBU PILLAI THOTTAM / PHASE-I/SITE PLAN/S+6/SD/ARCH-01

B.G. SHIRKE CONST. TECH. PVT. LTD.
72-76, MUNDHWA, PUNE - 411 036
TEL: 020-26708100 | FAX: 020-26871612 | E-MAIL: design@shirke.co.in

SUBMISSION DRAWING
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING WITH 20.95M HEIGHT CONSISTING OF 4 BLOCKS. BLOCK-1 STILT FLOOR+6 FLOORS WITH 120 DWELLING UNITS; BLOCK 2: STILT FLOOR +6 FLOORS WITH 120 DWELLING UNITS; BLOCK 3: STILT FLOOR+6 FLOORS WITH 114 DWELLING UNITS; BLOCK 4: STILT FLOOR+ 6 FLOORS WITH 72 DWELLING UNITS (TOTALLY 426 DWELLING UNITS) RESIDENTIAL BUILDING AT APPAVOO NAGAR & SUBBU PILLAI THOTTAM PHASE-I, MAMBALAM, CHENNAI IN OLD SURVEY NO.3/1 PT. T.S.NO.3/3, BLOCK NO.29 OF MAMBALAM VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION.

U.G.SUMP DETAILS				
S.NO	DISCREPTION	LENGTH (L) IN METER	WIDTH (W) IN METER	DEPTH (D) IN METER
1	UGT1	11.50	4.60	2.45
2	UGT2	8.92	4.60	2.45
TOTAL UG SUMP CAPACITY				2,30,040

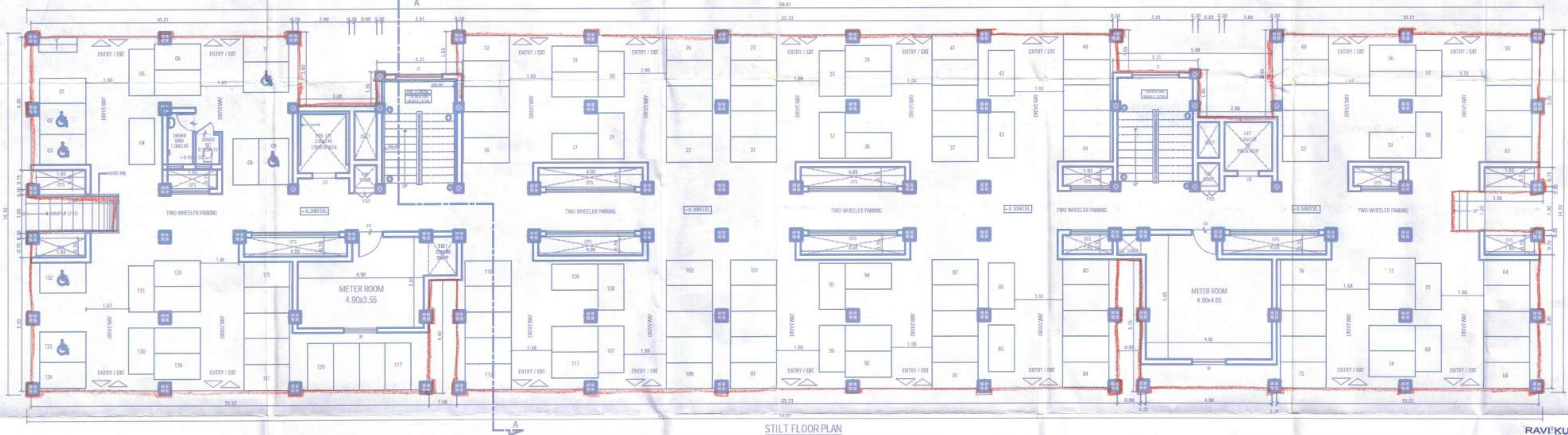
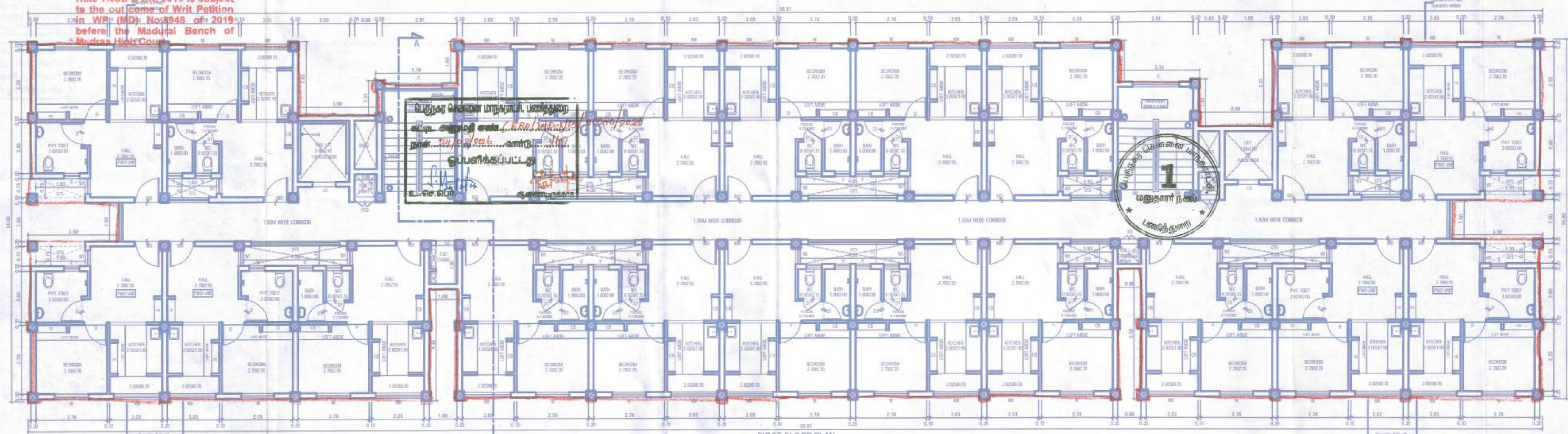
PARKING STATEMENT			
SL NO	DISCREPTION	NO OF FLATS	NO OF PARKING
1	BLOCK-01	120 NOS	132 NOS
2	BLOCK-02	120 NOS	132 NOS
3	BLOCK-03	114 NOS	125 NOS
4	BLOCK-04	72 NOS	79 NOS
TOTAL		426 NOS	468 NOS

ARCHITECT:
REGISTERED ENGINEER
Ravi Kumar P. N.
REG. NO. SE/11/2024/57
B.G. Shirke Construction Technology
Sd/- Mr. Ravi, No. 3, 3rd Floor, Balaji
Next to HMT Bhavan, Ganga Nagar, Bangalore
E-mail: ravi.kumar@bcsct.com

STRUCTURAL ENGINEER:
V. S. Senthil
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai - 600 008
CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No. 23/15/2023
Dated. 07/11/2023

The approval issued under New
Rule TNCD & BR, 2019 is subject
to the outcome of Writ Petition
in W.P. (MD) No. 948 of 2019
before the Madurai Bench of
Madras High Court.



Area Statement		
SL.NO	DESCRIPTION	AREA (IN SQ.M)
1	No of Floors	S+6
2	No of Tenements / Floor	20 nos
3	No of Tenements / Block	120 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Pky Unit	25.54
6	Plinth area/Unit(Including Common area)	36.45
7	Common area/Unit	6.45
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS			
SL.NO	TYPE	SIZE	LOCATION
1	AD	1.00 X 2.10	ENTRANCE
2	ED	1.00 X 2.10	ELECTRICAL ROOM (MS DOOR)
3	D	0.90 X 2.10	BED ROOM & PVT TOILET
4	OT	0.75 X 2.10	BATH & W.C
5	W1	0.60 X 1.20	HALL
6	W	1.30 X 1.20	BEDROOM, ELE ROOM
7	J	1.80 X 1.20	STAIRCASE
8	KW	1.80 X 1.20	KITCHEN
9	SD	0.75 X 1.80	ELE SHAFT (MS DOOR)
10	FSD	0.75 X 1.30	FRIG SHAFT
11	D2	1.00 X 1.00	HEADROOM
12	LD		LIFT DOOR
AS PER VENDOR SPECIFICATION			

TAMILNADU URBAN HABITAT DEVELOPMENT BOARD	
BLOCK-01 & 02 (PHASE-I)	NO OF BUILDINGS- 02 NOS
NO OF FLOORS- S+6	TENEMENTS/BLOCK-120 NOS
FLOOR TO FLOOR HEIGHT-2.95M	
BLOCK-01 & 02 (PHASE-I) (S+6 FLOORS)	
20 DWELLING UNIT / FLOOR	
120 DWELLING UNIT / BLOCK	

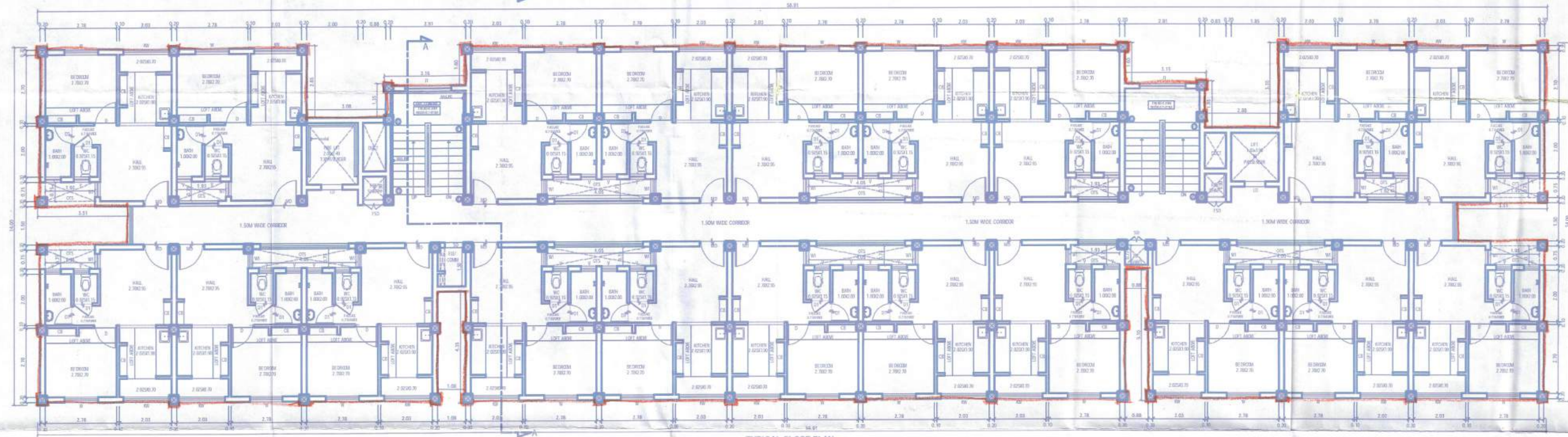
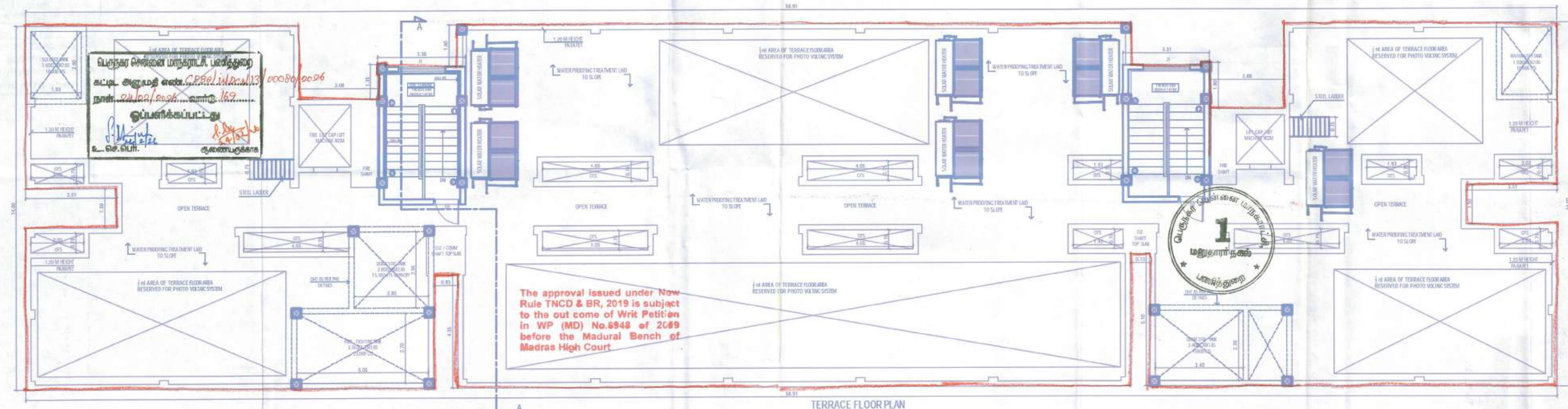
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING WITH 20.95M HEIGHT CONSISTING OF 4 BLOCKS. BLOCK-1 STILT FLOOR+6 FLOORS WITH 120 DWELLING UNITS; BLOCK 2: STILT FLOOR + 6 FLOORS WITH 120 DWELLING UNITS; BLOCK 3: STILT FLOOR+ 6 FLOORS WITH 114 DWELLING UNITS; BLOCK 4: STILT FLOOR+ 6 FLOORS WITH 72 DWELLING UNITS (TOTALLY 426 DWELLING UNITS) RESIDENTIAL BUILDING AT APPAYOONAGAR & SUBBULAI THOTTAM PHASE-I, MAMBALAM, CHENNAI IN OLD SURVEY NO.3/1 PT. T.S.NO.3/3, BLOCK NO.29 OF MAMBALAM VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION.	
NOTE:	1. ALL DIMENSIONS ARE IN M.
SCALE:	PROJECT APPAYOONAGAR CHENNAI - PHASE-I
SIZE:	DWG. TITLE STILT & FIRST FLOOR PLAN
A1:	DWG. NO. 06-23/APPAYOONAGAR & SUBBULAI THOTTAM /PHASE-I/BLOCK-01 & 02/S+6/SOURCE-01

SUBMISSION DRAWING	
B. G. SHIRKE CONST. TECH. PVT. LTD.	
72-76, MUNDHARA, PUNE - 411 036	
TEL: 020-26101100 / FAX: 020-26071612 / E-MAIL: design@shirke.com	

RAVIKUMAR PONAMALA REG. NO: SE / 1 / 2023 / 3 / 2023 B G Shirke Construction Technology Pvt. Ltd. B-42, 2nd Floor, B-42, 2nd Floor, B-42, 2nd Floor, Next to HAIT, B-42, 2nd Floor, B-42, 2nd Floor, E-mail: ravinikumarponamala@gmail.com	
ARCHITECT REGISTERED ENGINEER	STRUCTURAL ENGINEER
Executive Engineer TNUHDB / Division - VII Teynampet, Chennai-18.	Senior Planner Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005.
EXECUTIVE ENGINEER	CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No. 63/3/2023
Dated 07/01/2026

03
10



TYPICAL FLOOR PLAN
(2ND TO 6TH FLOOR)

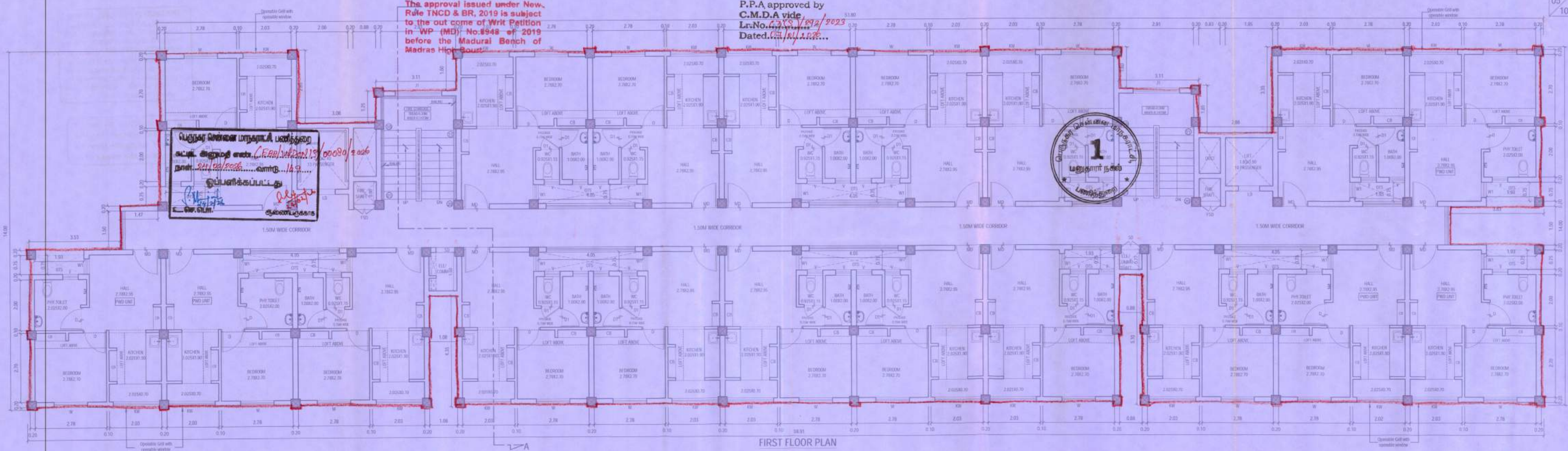
Area Statement			SCHEDULE OF OPENINGS				TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD		SUBMISSION DRAWING			RAVIL KUMAR PONAM	
SL.NO	DESCRIPTION	AREA (IN SQ.M)	SL.NO	TYPE	SIZE	LOCATION	BLOCK-01 & 02(PHASE-I)	NO OF BUILDINGS- 02 NOS	B. G. SHIRKE CONST. TECH. PVT. LTD.	ARCHITECT	REGISTERED ENGINEER	STRUCTURAL ENGINEER	
1	No of Floors	S+6	1	MD	1.00 X 2.10	ENTRANCE	NO OF FLOORS- S+6	TENEMENTS/BLOCK-120 NOS	72-76, MUMBANA, PUNE - 411 005				
2	No of Tenaments /Floor	20 nos	2	ED	1.00 X 2.10	ELECTRICAL ROOM-(MS DOOR)	FLOOR TO FLOOR HEIGHT-2.95M		Tel: 020-26708100 / Fax: 020-26717112 / E-MAIL: shirke@shirke.com				
3	No of Tenaments /Block	120 nos	3	D	6.90 X 2.10	BED ROOM + PHY TOILET	BLOCK-01 & 02(PHASE-I) (S+6 FLOORS) 20 DWELLING UNIT / FLOOR 120 DWELLING UNIT / BLOCK						
4	Carpet area/ Unit- General Unit	25.40	4	D1	0.75 X 2.10	BATH + W.C							
5	Carpet area/ Unit- Pky Unit	25.54	5	W1	6.00 X 1.20	HALL							
6	Plinth area/Unit(Including Common area)	36.45	6	W	1.30 X 1.20	BEDROOM + E.R. ROOM							
7	Common area/Unit	6.45	7	J1	1.80 X 1.20	STAIRCASE							
8	Plinth area/Unit(Excluding Common area)	30.00	8	KW	1.80 X 1.20	KITCHEN							
			9	SD	0.725 X 1.80	ELE SHUTT -(MS DOOR)							
			10	PSD	0.75 X 1.30	FIRE SHUTT							
			11	D2	1.00 X 1.90	HEADROOM							
			12	LD		LIFT DOOR							
			AS PER VENDOR SPECIFICATION										

 ARCHITECT/ REGISTERED ENGINEER	RAVISH KUMAR PONAMALA REG. NO. SE 17/2024 / 6 / 0027. B G Srikrishna Construction Technology Pvt. Ltd. 1st Floor, Bel Air Drive, No.8, 3rd Floor, Bellary Road, Next to HMT Bhavan, Ganga Nagar, Bangalore-560012 E-mail: ravishkumar2009@gmail.com. Mob: 9845441444 <i>R. Kamath</i> 1:100 SITE AT
<i>VM</i> Executive Engineer TNUHDB / Division - VII Teynampet, Chennai - 18. EXECUTIVE ENGINEER	<i>U. Senthil</i> Senior Planner Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. CHIEF ENGINEER

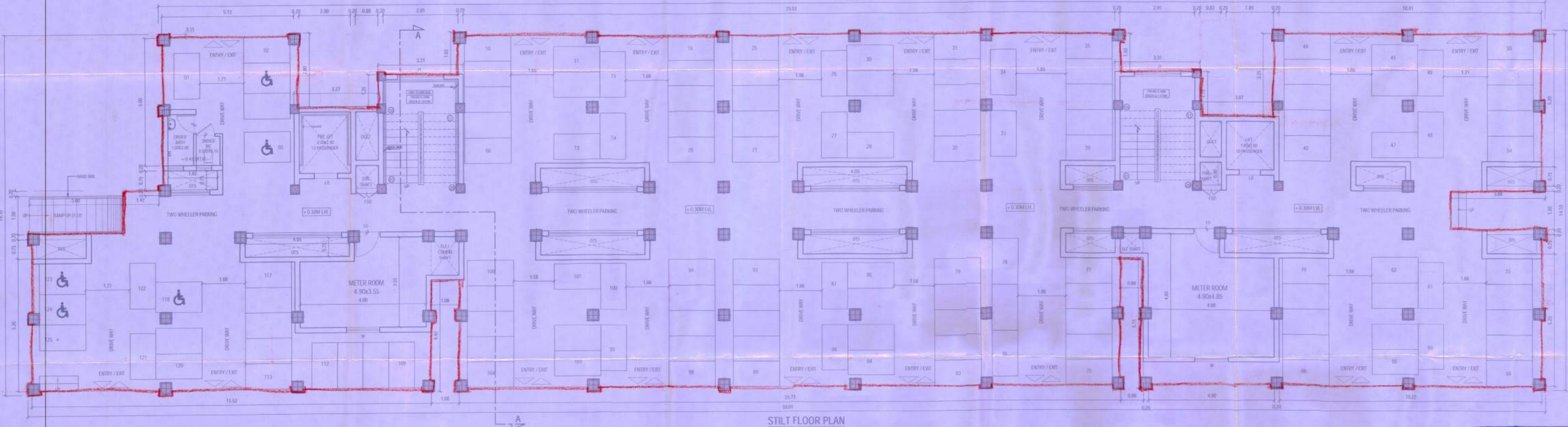
The approval issued under New, Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court.

P.P.A approved by C.M.D.A vide Ln.No. 2385/1994/2023 Dated: 02/11/2023

புதுநகர் விலகலான டிஸ்போசிங் பரந்தகம்
கட்டிட அனுமதி எண்: (F.A.B./M.D.B.15/00090/2026)
தாள்: 24/09/2023
ஒப்பளிக்கப்பட்டது
[Signature]
[Signature]



FIRST FLOOR PLAN



STILT FLOOR PLAN

Area Statement		
SL.NO	DESCRIPTION	AREA (IN SQ.M)
1	No of Floors	S + 6
2	No of Tenaments /Floor	19 nos
3	No of Tenaments /Block	114 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Phy Unit	25.54
6	Plinth area/Unit(Including Common area)	36.80
7	Common area/Unit	6.80
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS			
SL.NO	TYPE	SIZE	LOCATION
1	MD	1.30 X 2.10	ENTRANCE
2	ED	1.00 X 2.10	ELECTRICAL ROOM-(MS DOOR)
3	D	0.90 X 2.10	BED ROOM & PHY TOILET
4	OT	0.75 X 2.10	BATH & W.C
5	W1	0.60 X 1.20	HALL
6	W	1.30 X 1.20	BEDROOM, ELE ROOM
7	J1	1.80 X 1.20	STAIRCASE
8	KW	1.80 X 1.20	KITCHEN
9	SD	0.725 X 1.80	ELE SHAFT -(MS DOOR)
10	FSD	0.75 X 1.30	FIRE SHAFT
11	D2	1.00 X 1.90	HEADROOM
12	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

TAMILNADU URBAN HABITAT DEVELOPMENT BOARD

BLOCK-03(PHASE-I) NO OF BUILDINGS- 01 NO

NO OF FLOORS- S+6 TENEMENTS/BLOCK-114 NOS

FLOOR TO FLOOR HEIGHT-2.95M

BLOCK-03(PHASE-I) (S+6 FLOORS)

19 DWELLING UNIT / FLOOR

114 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING WITH 20.95M HEIGHT CONSISTING OF 4 BLOCKS, BLOCK-1 STILT FLOOR + 6 FLOORS WITH 120 DWELLING UNITS; BLOCK 2: STILT FLOOR + 6 FLOORS WITH 120 DWELLING UNITS; BLOCK 3: STILT FLOOR + 6 FLOORS WITH 114 DWELLING UNITS; BLOCK 4: STILT FLOOR + 6 FLOORS WITH 72 DWELLING UNITS (TOTALLY 426 DWELLING UNITS) RESIDENTIAL BUILDING AT APPAVOO NAGAR & SUBBUPILLAIHOTTAM PHASE-I, MAMBALAM, CHENNAI IN OLD SURVEY NO.3/1 PT. T.S.NO.3/3, BLOCK NO.29 OF MAMBALAM VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION.

NOTE:

1. ALL DIMENSIONS ARE IN M.

SCALE:

PROJECT: APPAVOO NAGAR - CHENNAI - PHASE-I

DWG. TITLE: STILT & FIRST FLOOR PLAN

DWG. NO: 06-23/APPAVVO NAGAR & SUBBU PILLAI HOTTAM PHASE-I/BLOCK-03/S + 6/SD/ARCH-01

SUBMISSION DRAWING

B. G. SHIRKE CONST. TECH. PVT. LTD.

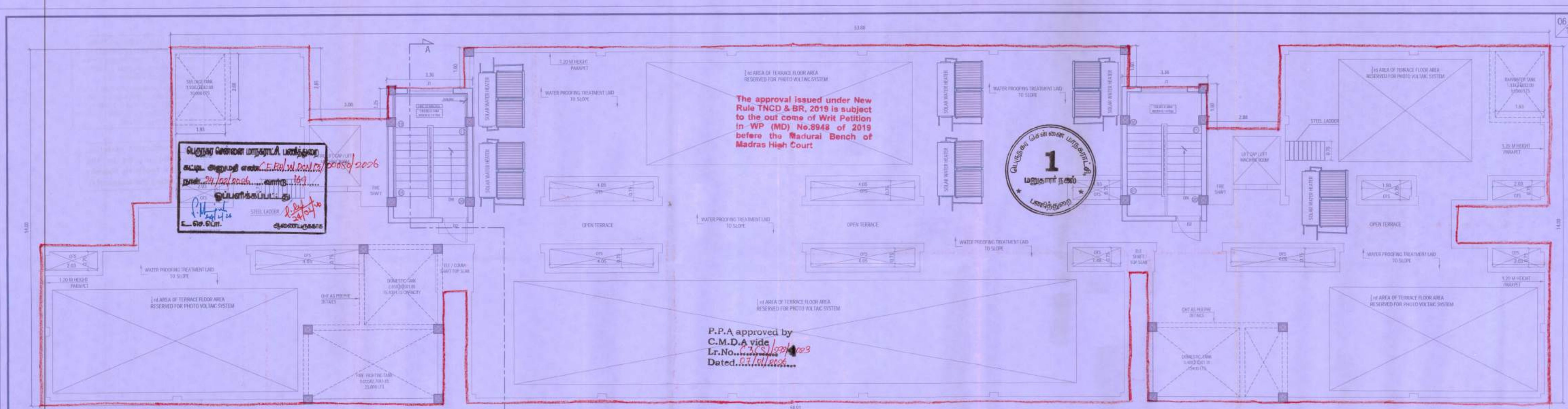
72-76, MUNDHWA, PUNE - 411 036

TEL: 020-26708100 | FAX: 020-26071012 | E-MAIL: design@bgs.co.in

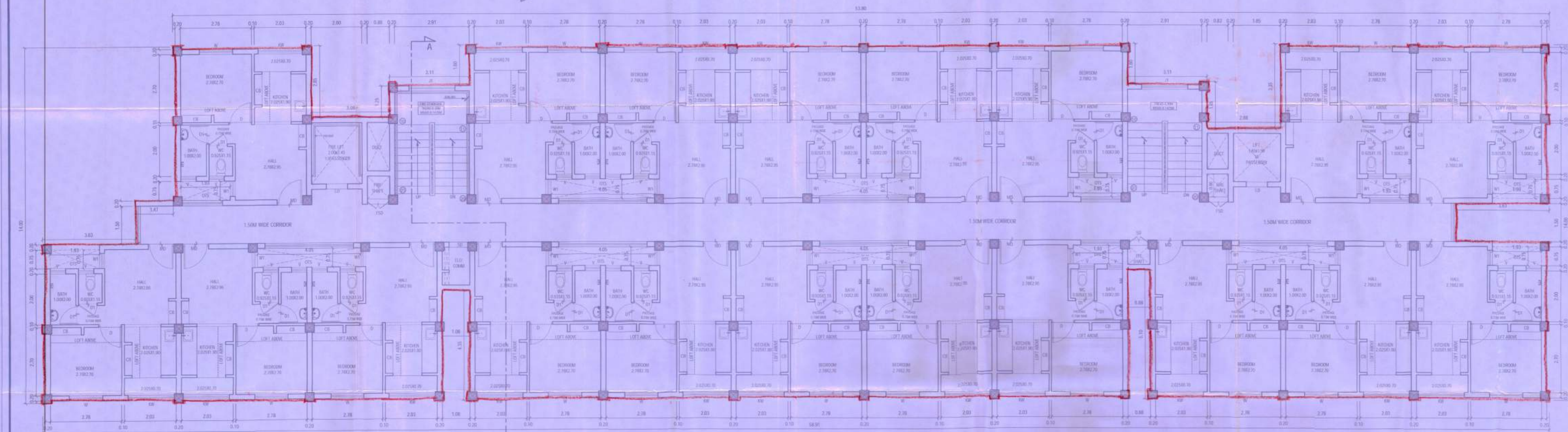
RAVI KUMAR BHANUMALA
REG. NO. SE 17/2024/27 0027/2024
B G Shirke Construction Technology Pvt. Ltd.
Bel Air Drive, No.9, 3rd Floor, Bellary Road,
next to PMT Chennai, Ganga Nagar, Eppauroy 600032
cell: 9442943033, 9442943034, 9442943035, 9442943036

Executive Engineer
TNUHDB / Division - VII
Teynampet, Chennai - 19.

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



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN
(2ND TO 6TH FLOOR)

Area Statement		
SL.NO	DESCRIPTION	AREA (IN SQ.M)
1	No of Floors	S+6
2	No of Tenements /Floor	19 nos
3	No of Tenements /Block	114 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Phy Unit	25.54
6	Plinth area/Unit(Including Common area)	36.80
7	Common area/Unit	6.80
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS			
SL.NO	TYPE	SIZE	LOCATION
1	MD	1.00 X 2.10	ENTRANCE
2	ED	1.00 X 2.10	ELECTRICAL ROOM-(MS DOOR)
3	D	0.90 X 2.10	BED ROOM & PHY TOILET
4	D1	0.75 X 2.10	BATH & W.C
5	W1	0.60 X 1.20	HALL
6	W	1.30 X 1.20	BEDROOM, ELE ROOM
7	J1	1.80 X 1.20	STAIRCASE
8	KW	1.80 X 1.20	KITCHEN
9	SD	0.75 X 1.80	ELE SHAFT -(MS DOOR)
10	FSD	0.75 X 1.30	FIRE SHAFT
11	D2	1.00 X 1.80	HEADROOM
12	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

TAMILNADU URBAN HABITAT DEVELOPMENT BOARD			
BLOCK-03(PHASE-I)	NO OF BUILDINGS- 01 NO		
NO OF FLOORS- S+6	TENEMENTS/BLOCK-114 NOS		
FLOOR TO FLOOR HEIGHT-2.95M			
BLOCK-03(PHASE-I)	(S+6 FLOORS)		
19 DWELLING UNIT / FLOOR			
114 DWELLING UNIT / BLOCK			

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING WITH 20.95M HEIGHT CONSISTING OF 4 BLOCKS,BLOCK-1 STILT FLOOR+6 FLOORS WITH 120 DWELLING UNITS; BLOCK 2: STILT FLOOR +6 FLOORS WITH 120 DWELLING UNITS; BLOCK 3: STILT FLOOR+6 FLOORS WITH 114 DWELLING UNITS; BLOCK 4: STILT FLOOR+6 FLOORS WITH 72 DWELLING UNITS (TOTALLY 426 DWELLING UNITS) RESIDENTIAL BUILDING AT APPAVOO NAGAR & SUBBUPILLAIHOTTHAM PHASE-I, MAMBALAM, CHENNAI IN OLD SURVEY NO.3/1 PT, T.S NO.3/3, BLOCK NO.29 OF MAMBALAM VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION.

NOTE:
1. ALL DIMENSIONS ARE IN M.

SCALE:	PROJECT:	APPAVOO NAGAR - CHENNAI - PHASE-I
1:75	DWG. TITLE:	2nd TO 6TH & TERRACE FLOOR PLAN
	DWG. NO:	06-23APPAVOO NAGAR & SUBBUPILLAIHOTTHAM PHASE-I BLOCK-03-S+6 ARCH-02

SUBMISSION DRAWING

B. G. SHIRKE CONST. TECH. PVT. LTD.

12-76, MUNCHIAL PUNE - 411 036
TEL: 020-26781100 | FAX: 020-26871817 | E-MAIL: design@bgs.co.in

RAVI KUMAR PONAMALA

REG. NO. SE/17/2024/167/002

B G Shirke Construction Technology Pvt. Ltd.

Bel Air Colony No.3, 3rd Floor, Bellary Road, Next to HMT Bhavan, Ganga Nagar, Bangalore-56

E-mail: ravikumar3060@gmail.com Mob: 876241

ARCHITECT

REGISTERED ENGINEER

2009/44088

Senior Planner

Tamil Nadu Urban Habitat Development Board

5, Kamarajar Salai, Chennai-600 006

EXECUTIVE ENGINEER

TNUHDB / Division - VII

Teynampet, Chennai - 18.

The approval issued under New Rule TNCD & BR, 2019 is subject to the outcome of Writ Petition in W.P. (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. 63/9/2023
Dated. 07/04/2024..

07/10

பெருநகர் சென்னை மாநகராட்சி, பணித்தொடர்
உட்பட அனுமதி எண்: C.F.No.16/2023/00090/2026
நாள்: 24/09/2023...வார்டு: 169...
ஒப்பளிப்பப்பட்டது
உ.செ.பொ. 24/09/2023
ஆணையருக்காக



ELEVATION

SECTION AA

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING WITH 20.95M HEIGHT CONSISTING OF 4 BLOCKS. BLOCK-1 STILT FLOOR + 6 FLOORS WITH 120 DWELLING UNITS; BLOCK 2: STILT FLOOR + 6 FLOORS WITH 120 DWELLING UNITS; BLOCK 3: STILT FLOOR + 6 FLOORS WITH 114 DWELLING UNITS; BLOCK 4: STILT FLOOR + 6 FLOORS WITH 72 DWELLING UNITS (TOTALLY 426 DWELLING UNITS) RESIDENTIAL BUILDING AT APPAVOO NAGAR & SUBBUPILLATHOTTAM PHASE-I MAMBALAM, CHENNAI IN OLD SURVEY NO.3/1 PT, T.S.NO.3/3, BLOCK NO.29 OF MAMBALAM VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION.

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

NO OF BUILDINGS- 01 NO BLOCK-03(PHASE-I)

TENEMENTS/BLOCK-114 NOS NO OF FLOORS- S+6

FLOOR TO FLOOR HEIGHT-2.95M

BLOCK-03(PHASE-I)
(S+6 FLOORS)

19 DWELLING UNIT / FLOOR
114 DWELLING UNIT / BLOCK

ALL DIMENSIONS ARE IN M.



Executive Engineer
TNUHDB / Division - VII
Teynampet, Chennai-18.

EXECUTIVE ENGINEER

RAVI KUMAR PONAMALLI
REG. No: 56/17/2024 / 6 / 0027/24
B.G. Shirke Construction Technology Pvt. Ltd.
8th Floor, No. 5, 3rd Floor, Bellary Road,
Next to HMT Bhavan, Ganga Nagar, Bangalore-560075

STRUCTURAL ENGINEER

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

CHIEF ENGINEER

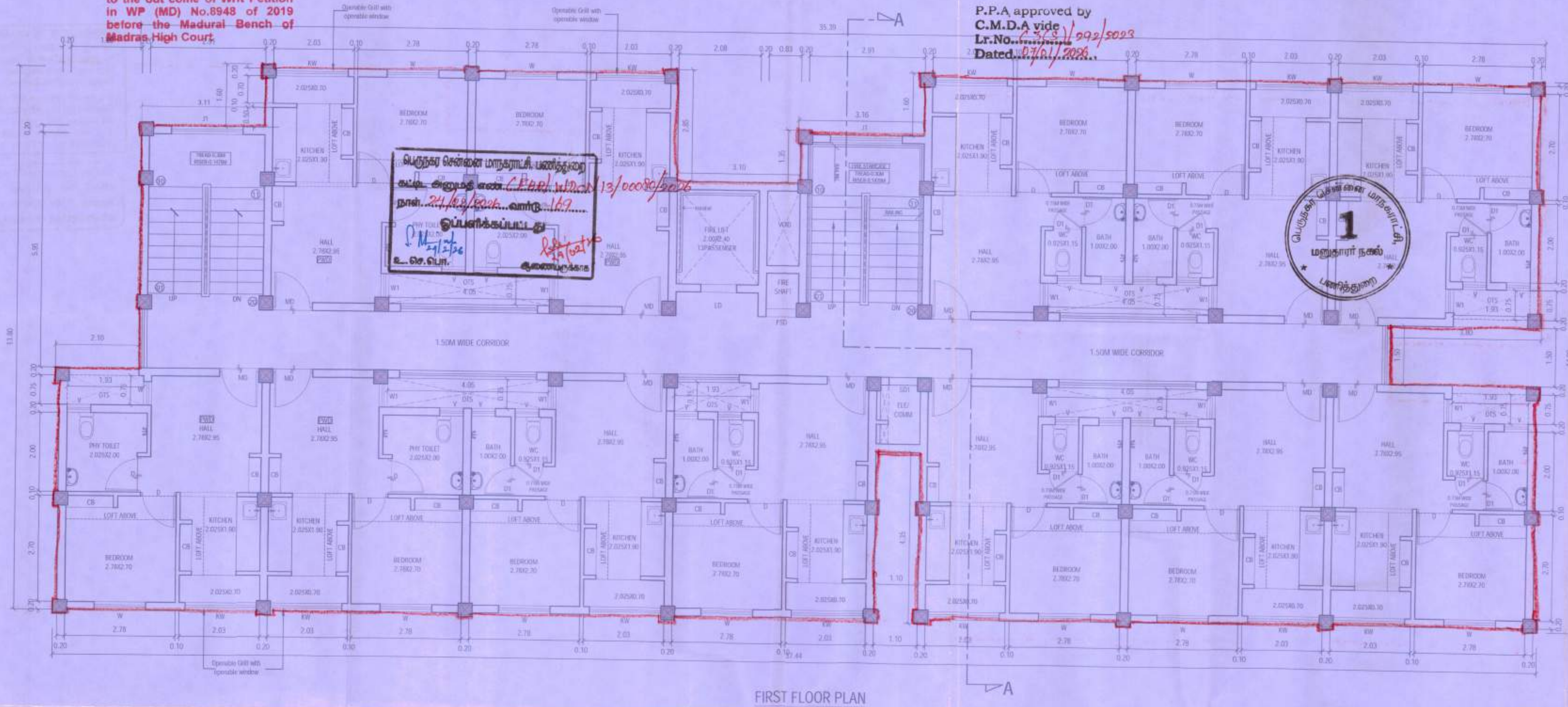
PROJECT APPAVOO NAGAR, CHENNAI - PHASE-I
DWG. TITLE ELEVATION & SECTION-AA
DWG. NO 06-23/APPAVOO NAGAR & SUBBU PILLAI THOTTAM /PHASE-I/BLOCK-03/S+6/SD/ARCH-03

SUBMISSION DRAWING

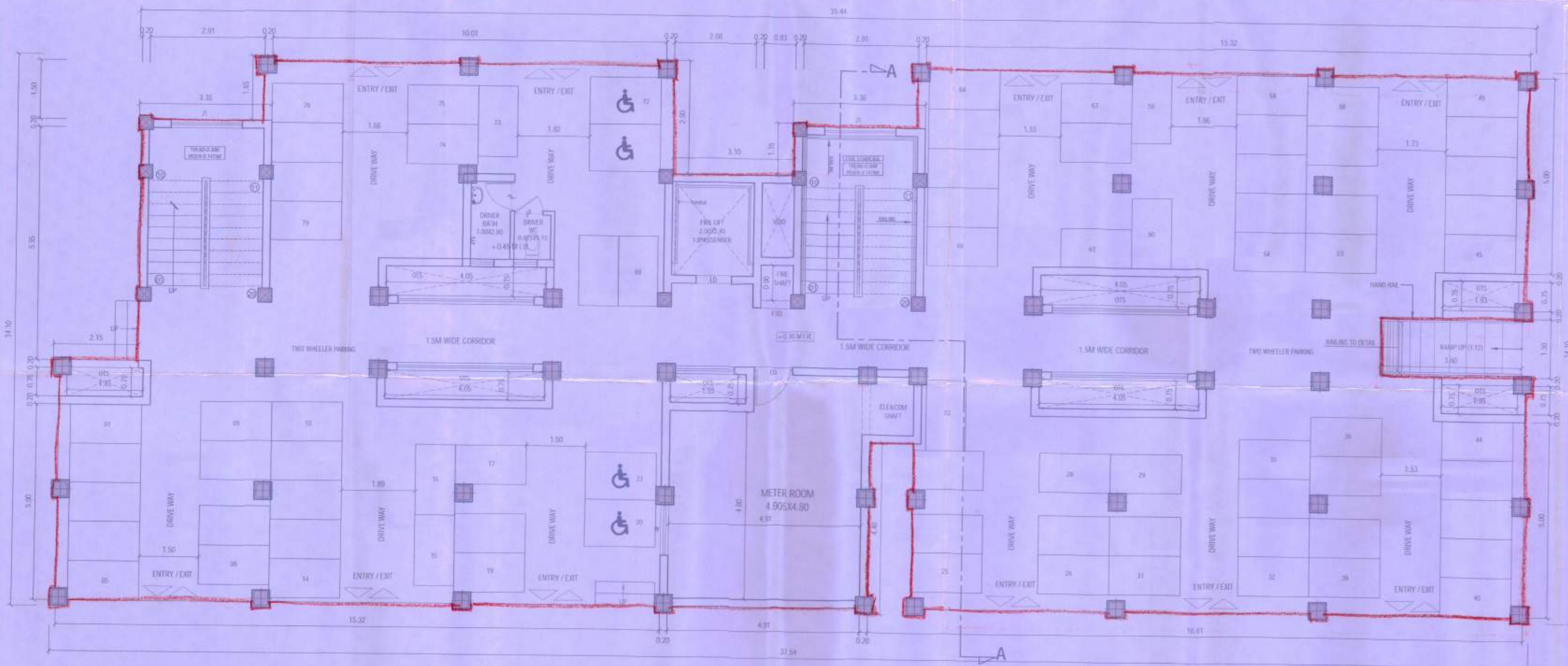
B. G. SHIRKE CONST. TECH. PVT. LTD.
72-76, MUNDHWA, PUNE - 411 036
TEL: 020-26708100 | FAX: 020-26871612 | E-MAIL: design@shirke.co.in

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

P.P.A approved by
C.M.D.A vide
Lr.No. 2733/2023
Dated 07/01/2023



FIRST FLOOR PLAN



STILT FLOOR PLAN

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

08
10

PHASE-I(BLOCK-04) NO OF BUILDINGS- 01 NO
NO OF FLOORS- S+6 TENEMENTS/BLOCK-72 NOS
FLOOR TO FLOOR HEIGHT-2950MM
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING WITH 20.95M HEIGHT CONSISTING OF 4 BLOCKS, BLOCK-1 STILT FLOOR+6 FLOORS WITH 120 DWELLING UNITS; BLOCK 2: STILT FLOOR + 6 FLOORS WITH 120 DWELLING UNITS; BLOCK 3: STILT FLOOR+ 6 FLOORS WITH 114 DWELLING UNITS; BLOCK 4: STILT FLOOR+6 FLOORS WITH 72 DWELLING UNITS (TOTALLY 426 DWELLING UNITS) RESIDENTIAL BUILDING AT APPAVOO NAGAR & SUBBUPILLAIHOTTAM PHASE-I, MAMBALAM, CHENNAI IN OLD SURVEY NO.3/1 PT, T.S.NO.3/3, BLOCK NO.29 OF MAMBALAM VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION.

Area Statement		
SL.NO	DESCRIPTION	AREA (IN
1	No of Floors	S+6
2	No of Tenements /Floor	12nos
3	No of Tenements /Block	72 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Phy Unit	25.54
6	Plinth area/Unit(Including Common area)	37.44
7	Common area/Unit	7.44
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS			
SL.NO	TYPE	SIZE	LOCATION
1	MD	1.00 X 2.10	ENTRANCE
2	ED	1.00 X 2.10	ELECTRICAL ROOM-(MS DOOR)
3	D	0.90 X 2.10	BED ROOM
4	D1	0.75 X 2.10	BATH & W.C
5	W1	0.60 X 1.20	HALL
6	W	1.30 X 1.20	BEDROOM, METER ROOM
7	J1	1.80 X 1.20	STAIRCASE
8	KW	1.80 X 1.20	KITCHEN
9	FSD	0.775 X 1.30	FIRE SHAFT
10	SD1	0.725 X 1.80	ELE SHAFT
11	D2	1.00 X 1.90	HEADROOM
12	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

SUBMISSION DRAWINGS

NOTE:
1. ALL DIMENSIONS ARE IN M.
SCALE:
PROJECT APPAVOO NAGAR, CHENNAI - PHASE-I
SIZE DWG. TITLE STILT & FIRST FLOOR PLAN
A1 DWG. NO 06-23/APPAVOO NAGAR & SUBBUPILLAIHOTTAM /PHASE-I/BLOCK-04/S - 6/SD/ARCH-01
B. G. SHIRKE CONST. TECH. PVT. LTD.
72-76, MUNDIWA, PUNE - 411 036
TEL: 020-26708100 | FAX: 020-26715112 | E-MAIL: design@shirke.co.in

ARCHITECT/ REGISTERED ENGINEER
Ravi Kumar Ponamala
REG. No: SE / 17 / 2024 / 6 / 0027
B.G Shirke Construction Technology Pvt. Ltd.
Bel Air Drive, No.8, 3rd Floor, Bellary Road,
next to HMT Shivan, Ganga Nagar, Bangalore-560032
+91 9448030111
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005
CHIEF ENGINEER

PHASE-I(BLOCK-04) NO OF BUILDINGS- 01 NO
 NO OF FLOORS- S+6 TENEMENTS/BLOCK-72 NOS
 FLOOR TO FLOOR HEIGHT-2950MM
 PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING WITH 20.95M HEIGHT CONSISTING OF 4 BLOCKS. BLOCK-1 STILT FLOOR +6 FLOORS WITH 120 DWELLING UNITS; BLOCK 2: STILT FLOOR +6 FLOORS WITH 120 DWELLING UNITS; BLOCK 3: STILT FLOOR +6 FLOORS WITH 114 DWELLING UNITS; BLOCK 4: STILT FLOOR +6 FLOORS WITH 72 DWELLING UNITS (TOTALLY 426 DWELLING UNITS) RESIDENTIAL BUILDING AT APPAVOO NAGAR & SUBBUPILLAIHOTTAM PHASE-I, MAMBALAM, CHENNAI IN OLD SURVEY NO.3/1 PT, T.S.NO.3/3, BLOCK NO.29 OF MAMBALAM VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION.

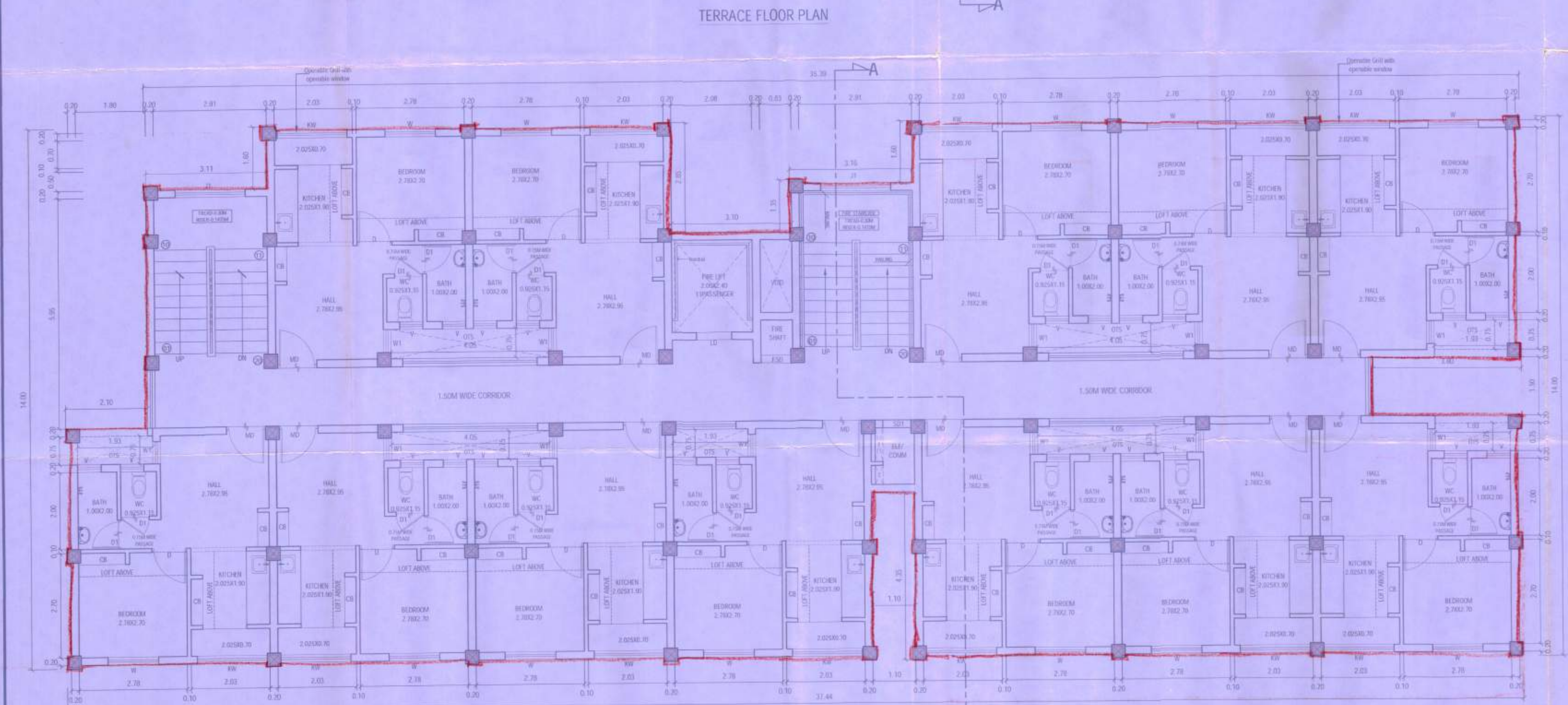
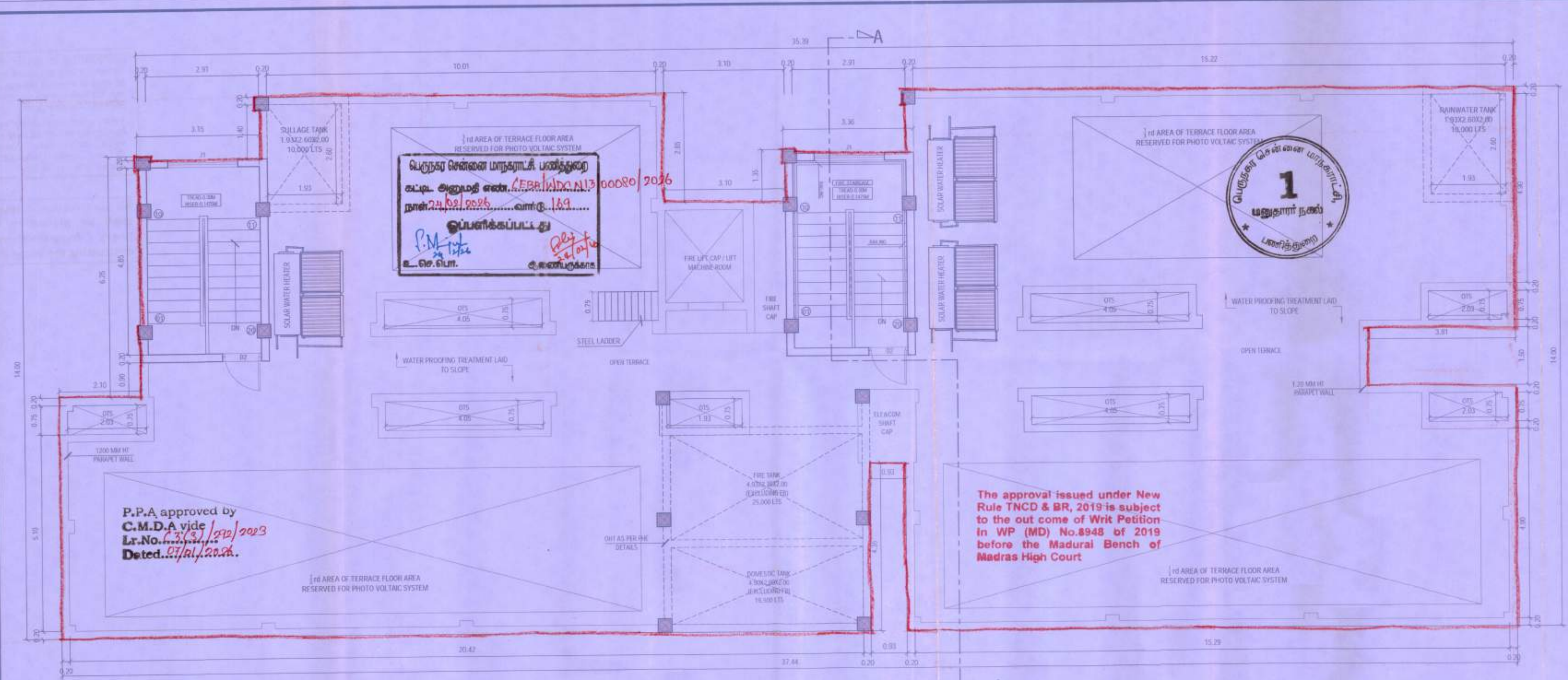
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12	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

SUBMISSION DRAWINGS

NOTE:
 1. ALL DIMENSIONS ARE IN MM
 SCALE: PROJECT APPAVOO NAGAR - CHENNAI - PHASE-I
 1:75 DWG. TITLE TYPICAL FLOOR PLAN- 2ND TO 6TH & TERRACE FLOOR PLAN
 SIZE: DWG. NO 06-23/APPAYOO NAGAR & SUBBUPILLAIHOTTAM (PHASE-I) BLOCK-04/5 + 6/SD/ARCH-02
 B. G. SHIRKE CONST. TECH. PVT. LTD.
 72-76, MUNDHWA, PUNE - 411 036
 TEL: 020-26709100 | FAX: 020-26871812 | E-MAIL: design@bshirke.co.in

ARCHITECT: **RAVEKUMAR SONAMALA**
 REG. NO. SE/14/2024/6/0027
 B G Shirke Construction Technology Pvt. Ltd.
 1st Floor, No. 9, 3rd Floor, Sankar Road,
 Next to HCT, Chennai, Ganga Nagar, Bangalore-560032
 E-mail: ravesonamala@gmail.com, Mob: 9722488114
 Structural Engineer: **U. Srinivas**
 Senior Planner
 Tamil Nadu Urban Habitat Development Board
 5, Kamarajar Salai, Chennai-600 002
 Executive Engineer
 TNUHDB / Division - VII
 Teyyanampet, Chennai - 18.
 CHIEF ENGINEER

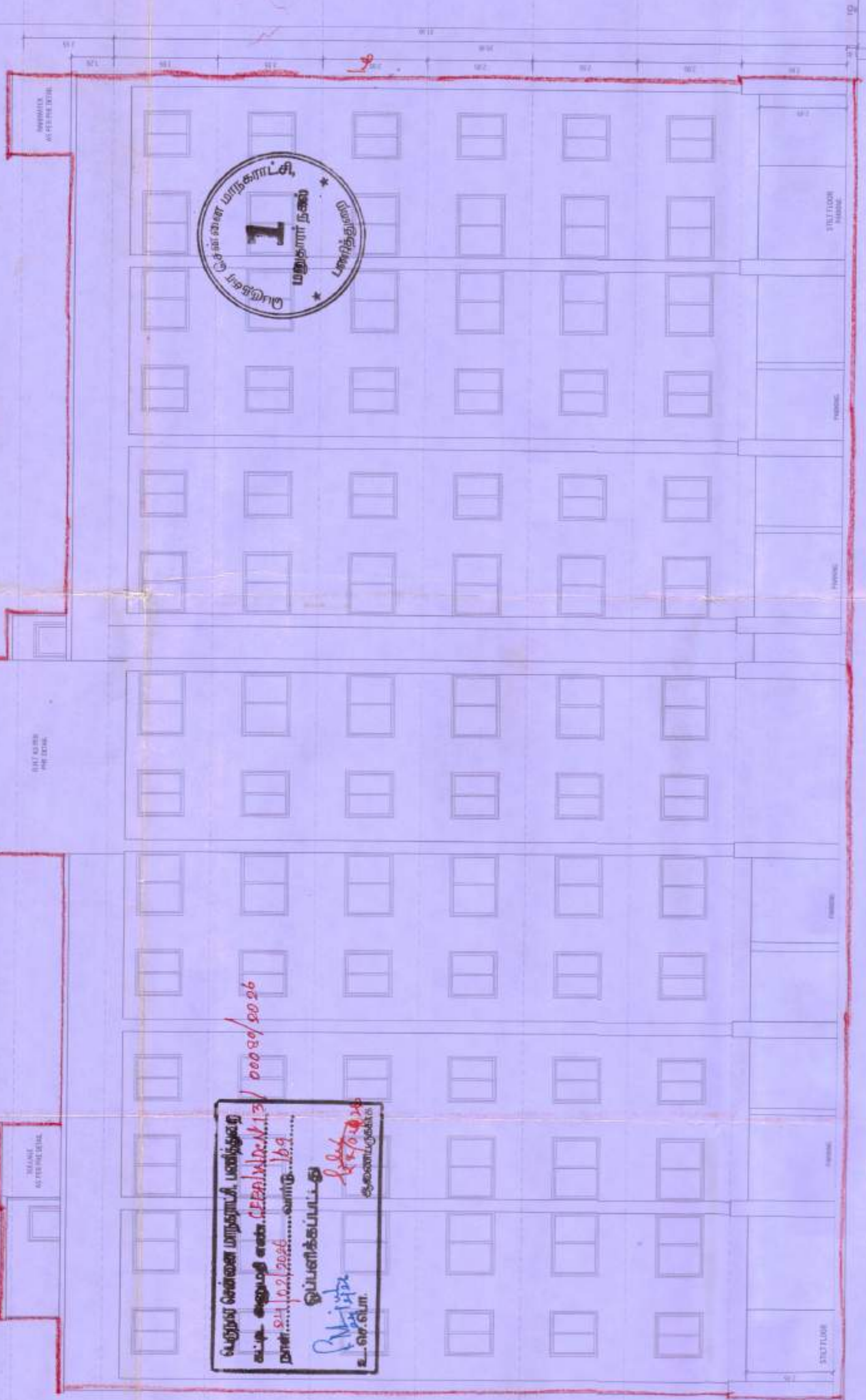


TYPICAL FLOOR PLAN- 2ND TO 6TH

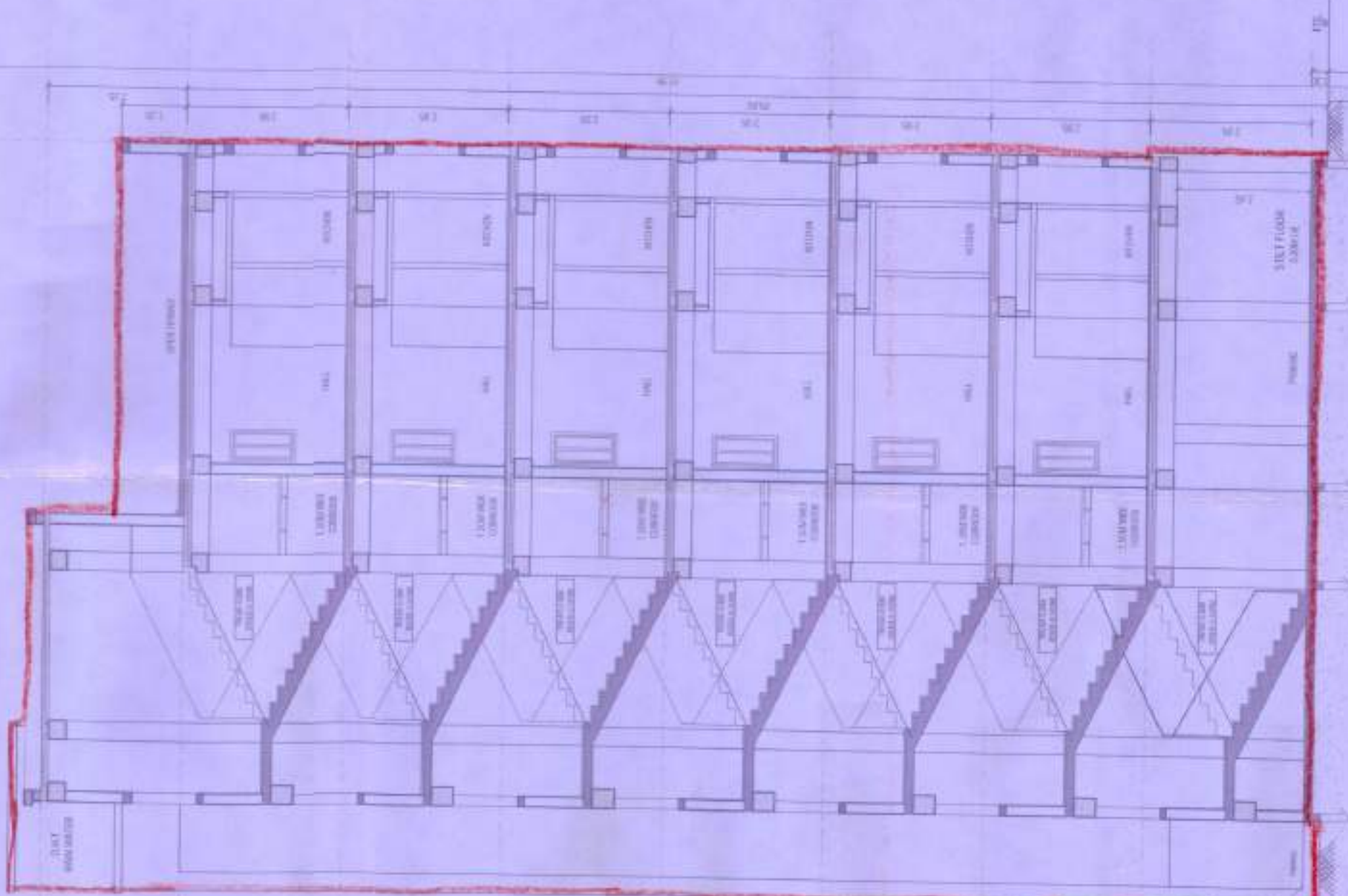
The approval issued under New Rule TNCD & BR, 2019 is subject to this out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madras Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No. 1000/2023
Dated. 24.10.2023

பட்டினம் சென்னை மாநகராட்சி, பணித்தொகுதி
வ.ப.ப. அனுப்பி வைக்கப்பட்டது: 11.12.2023
தாள்: 914/102/2023
பெயர்: 8476/2023
பெயர்: 8476/2023
பெயர்: 8476/2023
பெயர்: 8476/2023



ELEVATION



SECTION AA

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD		10	10
PHASE (BLOCK-A)	NO OF BUILDINGS- 01 NOS		
FLOOR TO FLOOR HEIGHT- 2950MM			
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING WITH 20.95M HEIGHT CONSISTING OF 4 BLOCKS, BLOCK-1 STILT FLOOR+6 FLOORS WITH 120 DWELLING UNITS; BLOCK 2: STILT FLOOR+6 FLOORS WITH 120 DWELLING UNITS; BLOCK 3: STILT FLOOR+6 FLOORS WITH 114 DWELLING UNITS; BLOCK 4: STILT FLOOR+6 FLOORS WITH 72 DWELLING UNITS (TOTALLY 426 DWELLING UNITS) RESIDENTIAL BUILDING AT APPAVOO NAGAR & SUBBULATHOTTAM PHASE-1, MAMBALAM, CHENNAI IN OLD SURVEY NO.3/1 PT, T.S NO.3/3, BLOCK NO.29 OF MAMBALAM VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION.			

SUBMISSION DRAWINGS

NOTE:

1. ALL DIMENSIONS ARE IN MM

SCALE

PROJECT

DWG. TITLE

DWG. NO

APPVADU NAGAR, CHENNAI - PHASE-I

ELEVATION & SECTION A-A

08-23-APPVADU NAGAR, CHENNAI - PHASE-I

PHASE-1

B. G. SHIRKE CONST. TECH. PVT. LTD.

72, 76, MANDRA, PUNE - 411 001

TEL: 020-26000000 | FAX: 020-26000000 | E-MAIL: bgs@bgs.co.in

ARCHITECT

REGISTERED ENGINEER

STRUCTURAL ENGINEER

EXECUTIVE ENGINEER

TRUTHDB / Division - VI

Teynampet, Chennai - 18

Chief Engineer

800-800-800

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](#)



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



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.

