NOTIFICATION BY THE MEMBER SECRETARY,

(RC.No.28612/2025/D3 Dated 12.11.2025)

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI-600 008.

(Notification No. MPU/LPADS/Thirumazhisai/2025-2)

Section 39-1, sub section (1)

(see rule 6 (1))

Publication of Draft Scheme for

Kuthambakkam Land Pooling Area Development Scheme

1. It is hereby published for the notice of the concerned that in exercise of the powers conferred under sub-section (1) of section 39-1 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Chennai Metropolitan Development Authority is notifying the Draft Scheme of the Kuthambakkam Land Pooling Area Development Scheme vide Notification No. MPU/LPADS/ Thirumazhisai/2025-1

2. The broad objectives of the proposed Scheme are as follows:

   a) To pool private and public lands of irregular shape which lack public access, infrastructure facilities and public facilities, reconstitute them and redistribute into regular shaped plots.

   b) To provide proper road access to all plots and basic facilities like park, playground, open space, public amenities.

   c) To return reconstituted plots to the extent of not less than 60% (sixty percent) of the land to the plot owners with appreciated land value.

3. The following details of the draft scheme are enclosed with this notification

Annexure 1:	Index Map of the Draft Scheme
Annexure 2:	Map showing the Original Plots (OP Map)
Annexure 3:	Map showing the Original Plots and the alteration of the boundaries of Original Plots
Annexure 4:	Map showing the Final Plots (FP Map)
Annexure 5:	Maps showing the Infrastructure Network – Sewerage, Storm Water Drain, Water
Annexure 6:	Form - B Redistribution and tentative valuation statement
Annexure 7:	Estimates of all works contemplated in the scheme
Annexure 8:	Statement of approximate dates of completion of works
Annexure 9:	Form – C Estimated financial expenditure of Land Pooling Area Development
Annexure 10:	Regulations for Development

4. A copy of the Draft Scheme in Annexures 1 to 9 is kept open for inspection, in the Master Plan Unit, Fifth Floor, West Wing of Chennai Metropolitan Development Authority, Thalamuthu Natarajan Building, No. 1, Gandhi Irwin Road, Egmore, Chennai-600008. on all working days between 3.00 p.m. to 5.00 p.m and also hosted in the official website www.cmdachennai.gov.in. Any person may, within sixty days from the date of publication of the Draft Scheme in this notification may submit his/her objection in writing to the Principal Secretary/Member-Secretary, Chennai Metropolitan Development Authority, Thalamuthu Natarajan Building, No. 1, Gandhi Irwin Road, Egmore, Chennai-600 008.

Chennai - 600 008,
11th November 2025.

G. PRAKASH,
Principal Secretary/ Member Secretary,
Chennai Metropolitan Development Authority.

உறுப்பினர் செயலரின் அறிவிக்கை

(ந.க.எண்.28612/2025/D3, நாள்.12.11.2025)

சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம் சென்னை–600 008

அறிவிக்கை எண். MPU/LPADS/ Thirumazhisai /2025–2

பிரிவு 39–I, உட்பிரிவு (1)

(விதி 6 (1)–ன் படி)

மாடம்பாக்கம் நிலச் சேகரிப்புப் பகுதி அபிவிருத்தித் திட்டத்தின்

வரைவுத் திட்ட அறிவிப்பு

1. தமிழ்நாடு நகர் மற்றும் ஊரமைப்புச் சட்டம், 1971 (தமிழ்நாடு சட்டம் 35/1972), பிரிவு 39–I, உட்பிரிவு (1)–ல் வழங்கப்பட்ட அதிகாரத்தின்படி, சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்தின் குத்தம்பாக்கம் நிலச் சேகரிப்புப் பகுதி அபிவிருத்தித் திட்டத்தின் வரைவுத் திட்டம், அறிவிக்கை எண். MPU/LPADS/ Thirumazhisai /2025–1–ன் மூலம் சம்பந்தப்பட்டவர்களுக்கு அறிவிக்கப்படுகிறது.

2. இந்த உத்தேசத் திட்டம் கீழ்க்கண்ட பரந்த நோக்கங்களைக் கொண்டது:

(அ) சாலை வசதிகள், உள்கட்டமைப்பு வசதிகள் மற்றும் பொதுப் பயன்பாட்டு வசதிகள் ஏதுமற்ற, ஒழுங்கற்ற வடிவங்களைக் கொண்ட நிலங்களை ஒருங்கிணைத்து, சீரான வடிவங்களைக் கொண்ட மனைகளாகப் பிரித்தல்.

(ஆ) அனைத்து மனைகளுக்கும் முறையான சாலை வசதி ஏற்படுத்தி பூங்கா, விளையாட்டுத் திடல், திறந்த வெளிகள், பொதுப் பயன்பாட்டு இடங்கள் போன்றவற்றை வழங்குதல்.

(இ) நில உரிமையாளர்களுக்கு குறைந்த பட்சம் 60 சதவிகித நிலம் மேம்படுத்தப்பட்ட, மதிப்பு கூட்டப்பட்ட மனையாக திரும்ப அளித்தல்.

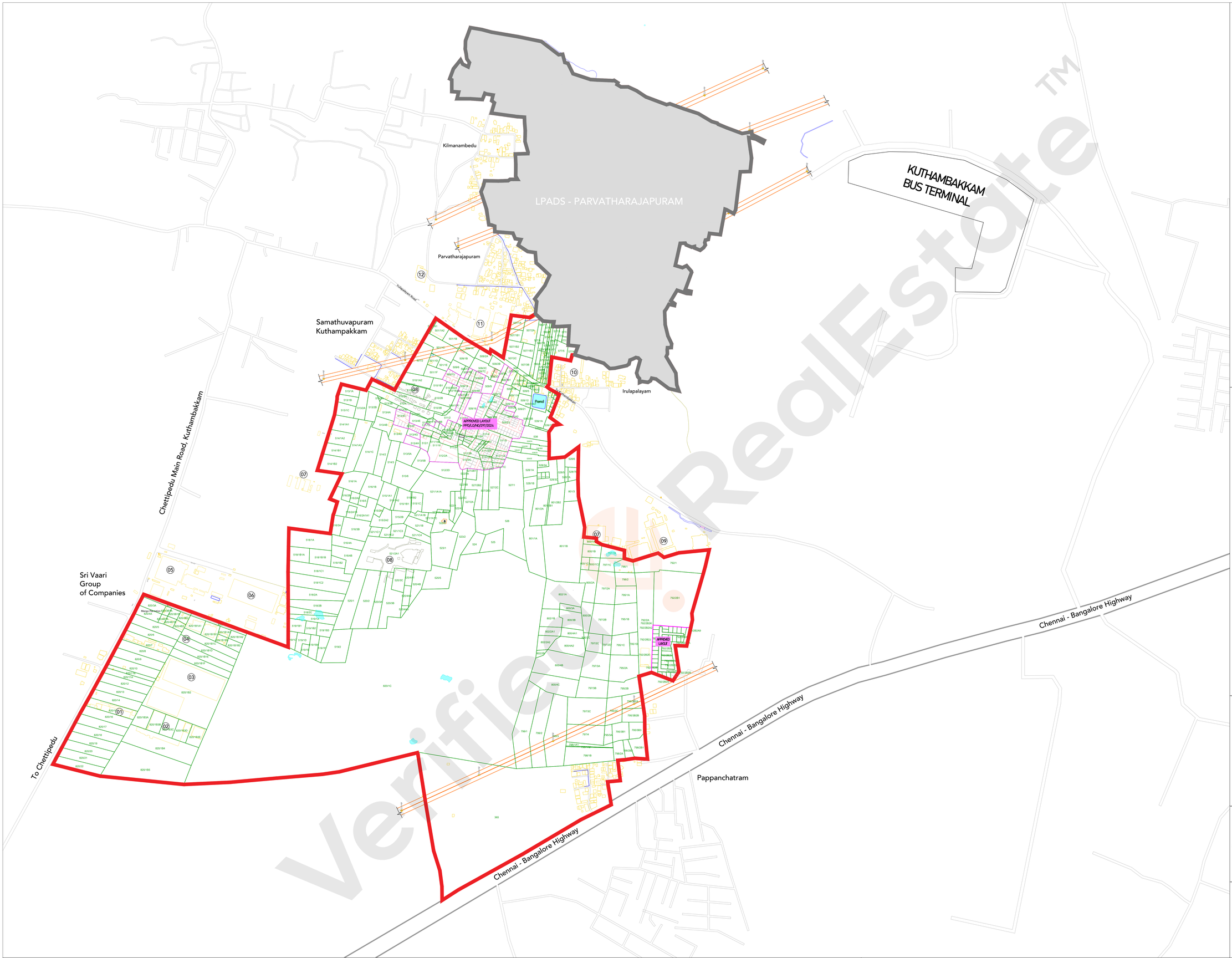
3. வரைவுத் திட்டம் குறித்த கீழ்க்கண்ட விவரங்கள் இவ்வறிக்கையுடன் இணைக்கப்பட்டுள்ளன:

இணைப்பு 1:	வரைவுத் திட்டத்தின் குறியீடு வரைபடம்
இணைப்பு 2:	மூல மனைகளைக் குறிக்கும் வரைபடம்
இணைப்பு 3:	மூல மனைகளையும் அவற்றின் எல்லைகளின் மாற்றங்களையும் குறிக்கும் வரைபடம்
இணைப்பு 4:	இறுதி மனைகளைக் குறிக்கும் வரைபடம்
இணைப்பு 5:	உள்கட்டமைப்பு வலையமைவுகளைக் காட்டும் வரைபடம்–கழிவுநீர், மழை நீர் வடிகால், குடிநீர், மின்சாரம் மற்றும் தெரு விளக்கு அமைவிடங்களைக் குறிக்கும் வரைபடங்கள்.
இணைப்பு 6:	படிவம்–B, மறுபகிர்வு மற்றும் தற்காலிக மதிப்பீட்டுப் பட்டியல்
இணைப்பு 7:	திட்டத்தில் மேற்கொள்ளப்படவுள்ள வேலைகளின் மதிப்பீடுகள்
இணைப்பு 8:	வேலைகள் முடிவு பெறக்கூடிய தோராய கால அளவு பட்டியல்
இணைப்பு 9:	படிவம்–C நிலச் சேகரிப்புப் பகுதி வளர்ச்சித் திட்டத்தின் மதிப்பிடப்பட்ட நிதிச் செலவு
இணைப்பு 10:	வளர்ச்சி விதிகள்

4. வரைவுத் திட்டத்தின் [illegible]–ந்து [illegible]–வரையிலான இணைப்புகளின் நகல் எண்.1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை 600 008–ல் அமைந்துள்ள தாளமுத்து –நடராசன் மாளிகை, சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்தின் ஐந்தாவது தளம், மேற்குப் பகுதி பிரிவில் அலுவலக நாட்களிலும் முழுமைத் திட்டப் பிரிவில் அனைத்து அலுவலக நாட்களிலும் பிற்பகல் 3.00 மணி முதல் மாலை 5.00 வரை பார்வைக்காக வைக்கப்பட்டு உள்ளது. மேலும் இத்தகவல் சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்தின் இணையதளத்தில் (www.cmdachennai.gov.in) பதிவேற்றம் செய்யப்பட்டுள்ளது. எந்தவொரு நபரும் வரைவுத் திட்டம் வெளியிடப்பட்ட நாளிலிருந்து அறுபது நாட்களுக்குள் தனது ஆட்சேபனையை முதன்மைச் செயலர்/உறுப்பினர் செயலர், சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம், தாளமுத்து–நடராசன் மாளிகை, எண். 1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை –600 008 என்ற முகவரிக்கு எழுத்துப்பூர்வமாக சமர்ப்பிக்கலாம்.

சென்னை–600 009.
2025 நவம்பர் 11.

கே. பிரகாஷ்,
முதன்மைச் செயலர்/ உறுப்பினர் செயலர்
சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம்.



LEGENDS

- Scheme Boundary
- High tension line
- Approved Layouts
- Waterbodies
- Built-up
- 01 Survey Land parcels

EXISTING DEVELOPMENT

01. Kocon India Private Limited
02. Realaince industrial limited
03. Deltronix India Ltd
04. Industrial Area
05. FedEx
06. Katti-KWE
07. Industrial Shed
08. Cinema Shooting Shed
09. Romaa Parradise
10. Residential Buildings
11. Vishnukumar Traders
12. SCS Industrial Product Mfg Co. Pvt. Ltd.

Sd/-11.11.2025
MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:3500

0 100 200 300 400 500

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CMDA

LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 1: INDEX MAP OF THE DRAFT SCHEME

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Parvatharajapuram

LPADS - PARVATHARAJAPURAM

Samathuvapuram
Kuthampakkam

Irulapalayam

Chettipedu Main Road, Kuthambakkam

To Kuthambakkam

Sri Vaari
Group
of Companies

To Chettipedu

Chennai - Bangalore Highway

Pappanchatram

Pond

APPROVED LAYOUT
PP0/LO/NO/297/2024

APPROVED LAYOUT

LEGENDS

- Scheme Boundary
- High tension line
- Approved Layouts
- Waterbodies
- Built-up
- 01 Original Plots

EXISTING DEVELOPMENT

01. Kocon India Private Limited
02. Realaince industrial limited
03. Deltronix India Ltd
04. Industrial Area
05. FedEx
06. Katti-KWE
07. Industrial Shed
08. Romaa Parradise
09. Residential Buildings
10. Vishnukumar Traders
11. SCS Industrial Product Mfg Co. Pvt. Ltd.
12. Cinema Shooting Shed

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:2500

0 100 200 300

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LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 2: ORIGINAL PLOT MAP

Parvatharajapuram

LPADS - PARVATHARAJAPURAM

Samathuvapuram
Kuthampakkam

Irulapalayam

Chettipedu Main Road, Kuthambakkam

To Kuthambakkam

30 m LOOP ROAD

Pond

APPROVED LAYOUT
PP0/LO/NO/297/2024

Sri Vaari
Group
of Companies

Settlements

To Chettipedu

Chennai - Bangalore Highway

Pappanchatram

OHT

STP

APPROVED LAYOUT

verified by RealEstate™

LEGENDS

- Scheme Boundary
- High tension line
- Public Purpose Land
- OHT — Overhead Tank
- STP — Sewage treatment plant
- Land reserved for other social Amenities
- EWS Reservation
- Parks & Playgrounds
- Green under HT Line
- Road Network
- Approved Layouts
- Waterbodies
- Built-up
- 01 — Final Plots
- 01 — Original Plots

EXISTING DEVELOPMENT

01. Kocon India Private Limited
02. Realaince industrial limited
03. Deltronix India Ltd
04. Industrial Area
05. FedEx
06. Katti-KWE
07. Industrial Shed
08. Romaa Parradise
09. Residential Buildings
10. Vishnukumar Traders
11. SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:2500

0 100 200 300

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LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 3: ORIGINAL PLOT - FINAL PLOT MAP

Parvatharajapuram

LPADS - PARVATHARAJAPURAM

Samathuvapuram
Kuthampakkam

Irulapalayam

Chettipedu Main Road, Kuthambakkam

30 m LOOP ROAD

To Kuthambakkam

Sri Vaari
Group
of Companies

Settlements

To Chettipedu

Chennai - Bangalore Highway

Pappanchatram

APPROVED LAYOUT
PP0/LO/NO/297/2024

APPROVED LAYOUT

38 Pond

OHT R29

STP R24

LEGENDS

- Scheme Boundary
- High tension line
- Public Purpose Land
- OHT — Overhead Tank
- STP — Sewage treatment plant
- Land reserved for other social Amenities
- EWS Reservation
- Parks & Playgrounds
- Green under HT Line
- Road Network
- Approved Layouts
- Waterbodies
- Built-up
- 01 — Final Plots

EXISTING DEVELOPMENT

01. Kocon India Private Limited
02. Realaince industrial limited
03. Deltronix India Ltd
04. Industrial Area
05. FedEx
06. Katti-KWE
07. Industrial Shed
08. Romaa Parradise
09. Residential Buildings
10. Vishnukumar Traders
11. SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:2500

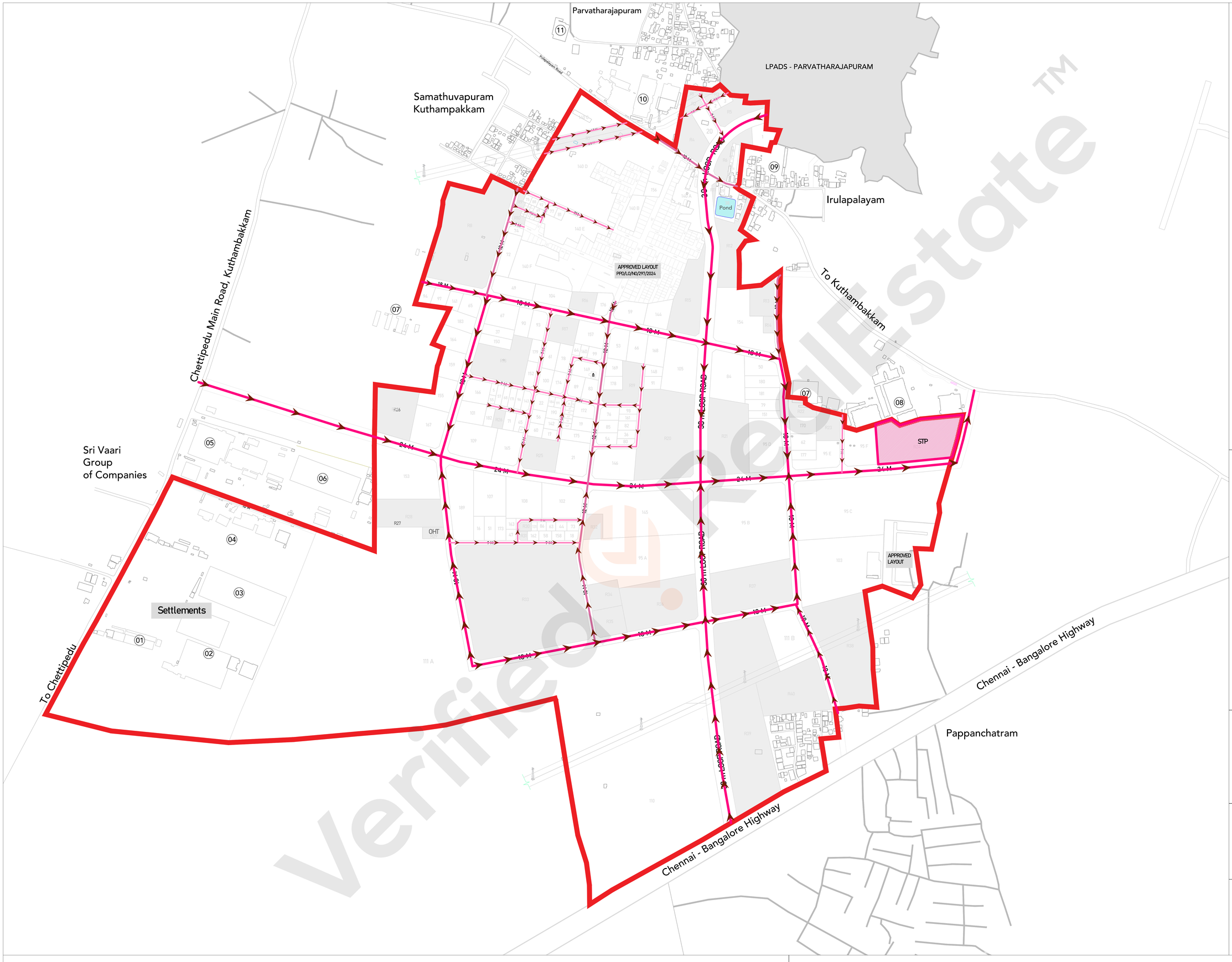
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LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 4: FINAL PLOT MAP



LEGENDS

- Scheme Boundary
- High tension line
- Public Purpose Land
- OHT — Overhead Tank
- STP — Sewage treatment plant
- Land reserved for other social Amenities
- EWS Reservation
- Parks & Playgrounds
- Green under HT Line
- Road Network
- Approved Layouts
- Waterbodies
- Built-up
- 01 — Final Plots
- Flow Direction
- 800mmØ Sewerage Pipe
- 800mmØ Sewerage Pipe
- 800mmØ Sewerage Pipe

EXISTING DEVELOPMENT

01. Kocon India Private Limited
02. Realaince industrial limited
03. Deltronix India Ltd
04. Industrial Area
05. FedEx
06. Katti-KWE
07. Industrial Shed
08. Romaa Parradise
09. Residential Buildings
10. Vishnukumar Traders
11. SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:2500

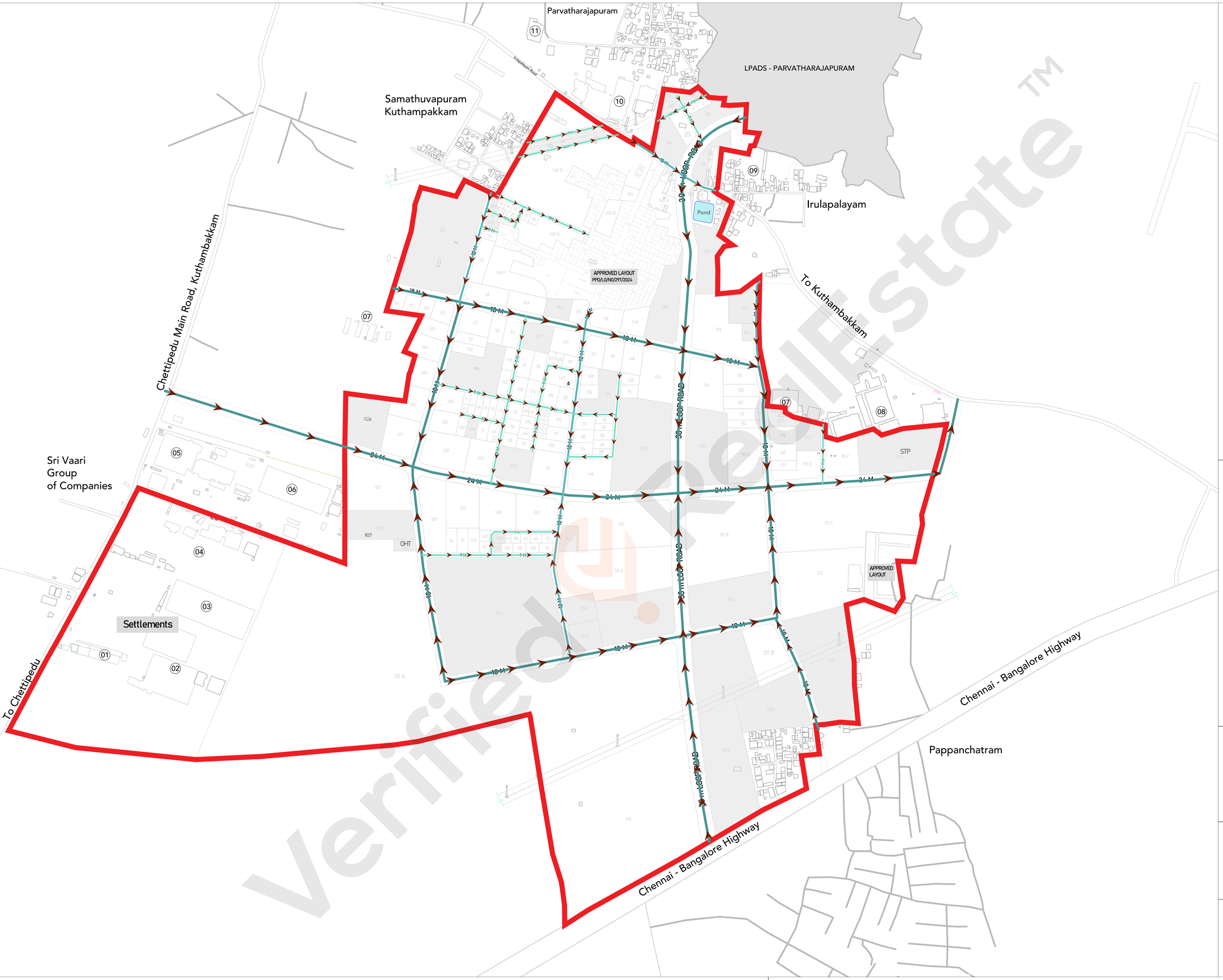
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LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 5A: INFRASTRUCTURE MAP - SEWERAGE

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LEGENDS

- Scheme Boundary
- High tension line
- Public Purpose Land
- OHT — Overhead Tank
- STP — Sewage treatment plant
- Land reserved for other social Amenities
- EWS Reservation
- Parks & Playgrounds
- Green under HT Line
- Road Network
- Approved Layouts
- Waterbodies
- Built-up
- 01 — Final Plots
- Flow Direction
- SWD-01 (1.2m x 1.2m)
- SWD-02 (0.8m x 0.8m)
- SWD-03 (0.6m x 0.6m)

EXISTING DEVELOPMENT

01. Kocon India Private Limited
02. Realaince industrial limited
03. Deltronix India Ltd
04. Industrial Area
05. FedEx
06. Katti-KWE
07. Industrial Shed
08. Romaa Parradise
09. Residential Buildings
10. Vishnukumar Traders
11. SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:2500

0 100 200 300

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LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 5B: INFRASTRUCTURE MAP - STORM WATER DRAIN

Parvatharajapuram

LPADS - PARVATHARAJAPURAM

Samathuvapuram
Kuthampakkam

Irulapalayam

Pond

APPROVED LAYOUT
PPD/LO/NO/297/2024

Chettipedu Main Road, Kuthambakkam

To Kuthambakkam

Sri Vaari
Group
of Companies

Settlements

OHT

STP

APPROVED LAYOUT

To Chettipedu

Chennai - Bangalore Highway

Pappanchatram

Chennai - Bangalore Highway

Verified RealEstate™

LEGENDS

- Scheme Boundary
- High tension line
- Public Purpose Land
- OHT — Overhead Tank
- STP — Sewage treatment plant
- Land reserved for other social Amenities
- EWS Reservation
- Parks & Playgrounds
- Green under HT Line
- Road Network
- Approved Layouts
- Waterbodies
- Built-up
- 01 — Final Plots
- Flow Direction
- 200mmØ OPVC Pipe
- 160mmØ OPVC Pipe
- 110mmØ OPVC Pipe

EXISTING DEVELOPMENT

01. Kocon India Private Limited
02. Realaince industrial limited
03. Deltronix India Ltd
04. Industrial Area
05. FedEx
06. Katti-KWE
07. Industrial Shed
08. Romaa Parradise
09. Residential Buildings
10. Vishnukumar Traders
11. SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

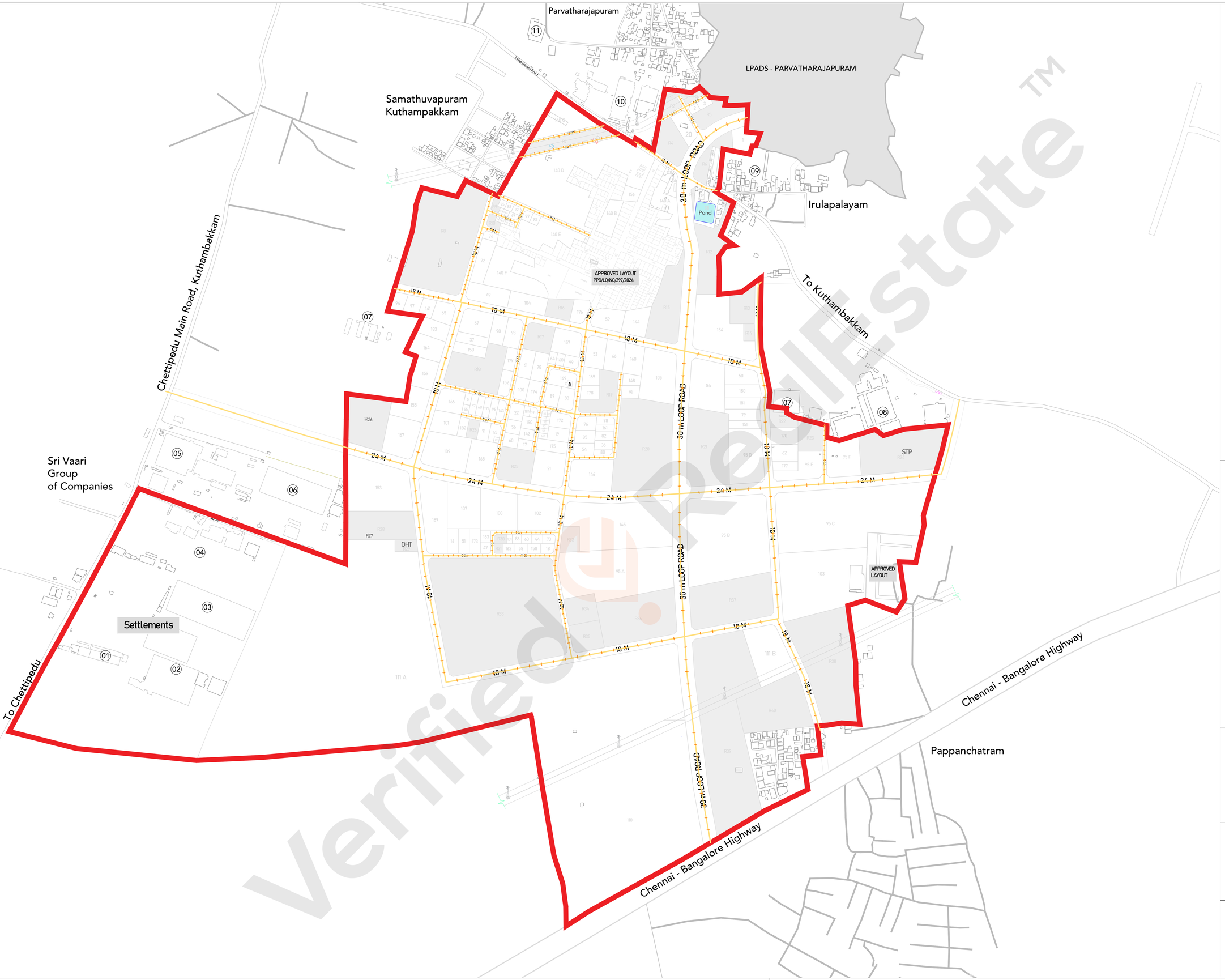
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0 100 200 300

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LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 5C : INFRASTRUCTURE MAP - WATER SUPPLY



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LEGENDS

- Scheme Boundary
- High tension line
- Public Purpose Land
- OHT — Overhead Tank
- STP — Sewage treatment plant
- Land reserved for other social Amenities
- EWS Reservation
- Parks & Playgrounds
- Green under HT Line
- Road Network
- Approved Layouts
- Waterbodies
- Built-up
- 01 — Final Plots
- Electrical Line
- Single Arm Bracket Pole
- Double Arm Bracket Pole

EXISTING DEVELOPMENT

01. Kocon India Private Limited
02. Realaince industrial limited
03. Deltronix India Ltd
04. Industrial Area
05. FedEx
06. Katti-KWE
07. Industrial Shed
08. Romaa Parradise
09. Residential Buildings
10. Vishnukumar Traders
11. SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:2500

0 100 200 300

N

LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 5D : INFRASTRUCTURE MAP - EB NETWORK & STREET LIGHT

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 03 , Name of the LPADS: Kuthambakkam Land Pooling Area Development Scheme

Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sr. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot						Compensation	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
							Value in Rupees				Value in Rupees									
											Undeveloped		Developed							
					Number	Area in sq.mt. (as per patta)	Without reference to value of structures	Inclusive of structures	Number	Area in sq.mt.	Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures	Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
1	M/s Thetarise Developers	NIL	Kuthambakkam	577/2, 577/4, 577/5, 577/6, 577/1B,	1	3700	87,69,000	87,69,000	1	2220	52,49,943	52,49,943	1,10,24,880	1,10,24,880	-35,19,057	57,74,937	28,87,469	-	-6,31,588	
2	N.S.Babu	NIL	Kuthambakkam	577/1A	2	550	13,03,500	13,03,500	2	330	7,17,623	7,17,623	11,84,078	11,84,078	-5,85,877	4,66,455	2,33,228	-	-3,52,649	
3	Bhoomithana Board Eiyakam Madurai	NIL	Kuthambakkam	577/3	3	800	-	-	3	480	10,50,949	10,50,949	15,23,877	15,23,877	10,50,949	4,72,927	2,36,464	-	12,87,413	
4	1.Sanjay Panchali, 2.Bhaskar, 3.Samanthan	NIL	Kuthambakkam	578/1	4	1050	24,88,500	32,22,086	4	677	16,04,112	23,37,698	27,26,991	34,60,577	-8,84,388	11,22,878	5,61,439	-	-3,22,949	
5	Muthappan	NIL	Kuthambakkam	578/2	5	550	13,03,500	13,03,500	5	331	4,08,258	4,08,258	5,30,735	5,30,735	-8,95,242	1,22,477	61,239	-	-8,34,003	
6	Dhakshayani Ammal	NIL	Kuthambakkam	579/2	6	1100	26,07,000	40,94,156	6	716	16,96,574	31,83,730	28,84,175	43,71,331	-9,10,426	11,87,602	5,93,801	-	-3,16,626	
7	Ravi	NIL	Kuthambakkam	579/1A3	7	200	4,74,000	7,74,120	7	173	4,08,726	7,08,846	6,94,835	9,94,955	-65,274	2,86,108	1,43,054	-	77,780	
8	Kamsala	NIL	Kuthambakkam	579/5	8	107	2,53,590	6,04,555	8	107	2,52,555	6,03,520	3,28,321	6,79,286	-1,035	75,766	37,883	-	36,848	
9	Murugesan	NIL	Kuthambakkam	579/1A2	9	50	1,18,500	1,18,500	9	92	2,18,851	2,18,851	2,84,507	2,84,507	1,00,351	65,655	32,828	-	1,33,179	
10	S.Vijaya	NIL	Kuthambakkam	579/1A1B	10	150	3,55,500	7,70,760	10	164	3,89,732	8,04,992	5,06,651	9,21,911	34,232	1,16,920	58,460	-	92,692	
11	Kamachi	NIL	Kuthambakkam	579/3	11	60	1,42,200	5,42,383	11	36	85,319	85,319	-	-	-4,57,064	-85,319	-42,660	-	-4,99,723	FP Area less than 60sqm. Compensation to be provided.
12	Ravi	NIL	Kuthambakkam	579/1A1A1A1	12	136	3,22,320	3,22,320	12	84	82,732	82,732	95,142	95,142	-2,39,588	12,410	6,205	-	-2,33,383	
13	Nesamani	NIL	Kuthambakkam	579/4	13	97	2,29,890	2,29,890	13	59	58,609	58,609	76,192	76,192	-1,71,281	17,583	8,791	-	-1,62,489	
14	K.Vijayakumar	NIL	Kuthambakkam	579/1B	14	150	3,55,500	6,18,969	14	90	89,362	89,362	98,298	3,61,767	-5,29,607	8,936	4,468	-	-5,25,139	
15	M/s.Thetarise Developers	NIL	Kuthambakkam	579/1C	15	150	3,55,500	7,57,646	15	90	1,04,610	1,04,610	1,04,610	1,04,610	-6,53,036	-	-	-	-6,53,036	
16	Sri.Jagadeesh, Sri.Anandha Narayanan, Sri Anandha Krishan	NIL	Kuthambakkam	580/2, 580/3,	16	1900	45,03,000	45,03,000	16	1140	11,26,748	11,26,748	11,26,748	11,26,748	-33,76,252	-	-	-	-33,76,252	
17	NATHAM	NIL	Kuthambakkam	580/4	17	1050	24,88,500	38,41,711	17	632	7,81,039	7,81,039	10,15,351	10,15,351	-30,60,672	2,34,312	1,17,156	-	-29,43,516	
18	Amsa Aridas Chandralekha Thanigachalam	NIL	Kuthambakkam	580/1A, 580/1B,	18	928	21,99,360	21,99,360	18	556	5,49,579	5,49,579	10,99,157	10,99,157	-16,49,781	5,49,579	2,74,789	-	-13,74,992	
19	M/s .Theta Rise Developers	NIL	Kuthambakkam	507/4	19	2100	45,66,450	45,66,450	19	1200	12,28,081	12,28,081	17,19,313	17,19,313	-33,38,369	4,91,232	2,45,616	-	-30,92,753	
20	M.Mohan	NIL	Kuthambakkam	507/2A	20	3250	70,67,125	92,84,489	20	1955	42,50,482	64,67,846	1,02,01,156	1,24,18,520	-28,16,643	59,50,674	29,75,337	-	1,58,694	
21	Selvaraji	NIL	Kuthambakkam	507/1A, 507/1B1, 507/1B2, 507/1B3, 507/3B,	21	7550	1,64,17,475	1,64,17,475	21	4530	45,46,982	45,46,982	1,00,03,359	1,00,03,359	-1,18,70,493	54,56,378	27,28,189	-	-91,42,304	
22	J.Parasuraman	NIL	Kuthambakkam	507/2C	22	1600	34,79,200	34,79,200	22	962	11,88,912	11,88,912	17,83,368	17,83,368	-22,90,288	5,94,456	2,97,228	-	-19,93,060	
23	Government Land - Vandipaadhai	NIL	Kuthambakkam	508	23	2600	-	-	23	2600	-	-	-	-	-	-	-	-	-	Retained in FP as road.
24	Government Land - Vandipaadhai	NIL	Kuthambakkam	540/1	24	550	-	-	24	550	-	-	-	-	-	-	-	-	-	Retained in FP as road.
25	NATHAM	NIL	Kuthambakkam	541/1A2	25	50	2,96,250	2,96,250	25	51	2,99,834	2,99,834	4,94,726	4,94,726	3,584	1,94,892	97,446	-	1,01,030	
26	NATHAM	NIL	Kuthambakkam	541/1A1	26	650	38,51,250	79,82,848	26	650	38,52,157	79,83,755	75,11,706	1,16,43,304	907	36,59,549	18,29,775	-	18,30,681	
27	1.Ramesh, 2.Boobalan	NIL	Kuthambakkam	541/1B	27	100	5,92,500	18,13,763	27	61	59,811	59,811	77,754	77,754	-17,53,952	17,943	8,972	-	-17,44,981	
28	1.P.Vedheswari, 2.Mallika (a) Mallikeswari, 3.Vijayalakshmi, 4. Devaraj, 5.Varadharajan, 7. Kamaraj, 8.V. Birndha Varadharajan	NIL	Kuthambakkam	541/2E	28	20	1,18,500	1,18,500	28	12	71,100	71,100	-	-	-47,400	-71,100	-35,550	-	-82,950	FP Area less than 60sqm. Compensation to be provided.
29	Venu (a) Venu Gopal	NIL	Kuthambakkam	541/2D	29	19	1,12,575	1,12,575	29	11	67,545	67,545	-	-	-45,030	-67,545	-33,773	-	-78,803	FP Area less than 60sqm. Compensation to be provided.
30	1.R. Selvarani, 2.Ezhasai Kala, 3.Elakkiya, 4. Bharathi, 5.Sasikala	NIL	Kuthambakkam	541/2C	30	19	1,12,575	1,12,575	30	11	67,545	67,545	-	-	-45,030	-67,545	-33,773	-	-78,803	FP Area less than 60sqm. Compensation to be provided.
31	Sekar	NIL	Kuthambakkam	541/2B, 541/2F,	31	137	8,11,725	8,11,725	31	85	83,735	83,735	1,13,043	1,13,043	-7,27,990	29,307	14,654	-	-7,13,336	
32	1. R. Selvarani, 2.Ezhasai Kala, 3.Elakkiya, 4. Bharathi, 5.Sasikala	NIL	Kuthambakkam	541/2G	32	119	7,05,075	7,05,075	32	73	72,265	72,265	83,104	83,104	-6,32,810	10,840	5,420	-	-6,27,391	
33	Venu (a) Venu Gopal	NIL	Kuthambakkam	541/2H	33	119	7,05,075	7,05,075	33	74	72,728	72,728	80,000	80,000	-6,32,347	7,273	3,636	-	-6,28,711	
34	1.P.Vedheswari, 2.Mallika (a) Mallikeswari, 3.Vijayalakshmi, 4. Devaraj, 5.Varadharajan, 7. Kamaraj, 8.V. Birndha Varadharajan	NIL	Kuthambakkam	541/2I	34	138	8,17,650	8,17,650	34	84	82,775	82,775	99,331	99,331	-7,34,875	16,555	8,278	-	-7,26,597	
35	1. Venu Varadhan, 2.Sekar	NIL	Kuthambakkam	541/2A, 541/2J,	35	229	13,56,825	13,56,825	35	137	1,69,385	1,69,385	2,54,077	2,54,077	-11,87,440	84,692	42,346	-	-11,45,094	

Verified CMDA Registered TM

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 03 , Name of the LPADS: Kuthambakkam Land Pooling Area Development Scheme

Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sr. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot						Compensation	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
					Number	Area in sq.mt. (as per patta)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees				Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed							
											Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
36	M/s Energy Bramma Housing Private Limited	NIL	Kuthambakkam	539/1B	36	1100	23,91,950	23,91,950	36	662	6,54,014	6,54,014	8,50,218	8,50,218	-17,37,936	1,96,204	98,102	-	-16,39,834	
37	Usha, Sarathi & Gomathy	NIL	Kuthambakkam	539/1A	37	2250	48,92,625	48,92,625	37	1355	13,39,701	13,39,701	25,45,432	25,45,432	-35,52,924	12,05,731	6,02,866	-	-29,50,058	
38	Government Land - Kuttai	NIL	Kuthambakkam	540/3	38	3100	-	-	38	3105	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
39	Arulmigu Bajanai Kovil	NIL	Kuthambakkam	540/2	39	250	5,92,500	51,33,837	39	256	5,29,982	50,71,319	8,74,471	54,15,808	-62,518	3,44,489	1,72,244	-	1,09,727	
40	Amsa Aridas Chandhiraloka Thanigachalam	NIL	Kuthambakkam	509/4B3A	40	50	1,18,500	1,18,500	40	30	71,100	71,100	-	-	-47,400	-71,100	-35,550	-	-82,950	FP Area less than 60sqm. Compensation to be provided.
41	K.Sripathi	NIL	Kuthambakkam	509/4B3B	41	250	5,92,500	5,92,500	41	150	1,84,912	1,84,912	2,40,385	2,40,385	-4,07,588	55,473	27,737	-	-3,79,852	
42	S.Vijaya	NIL	Kuthambakkam	509/4B2	42	250	5,43,625	38,92,500	42	150	1,85,267	1,85,267	2,40,847	2,40,847	-37,07,233	55,580	27,790	-	-36,79,443	
43	R.J.Jobi	NIL	Kuthambakkam	509/4B1	43	250	5,43,625	18,80,103	43	150	1,85,266	1,85,266	2,40,846	2,40,846	-16,94,837	55,580	27,790	-	-16,67,047	
44	P.Vijayalakshmi	NIL	Kuthambakkam	509/5	44	750	16,30,875	16,30,875	44	450	4,45,070	4,45,070	4,89,577	4,89,577	-11,85,805	44,507	22,253	-	-11,63,552	
45	Kumaraguru Ethiraj	NIL	Kuthambakkam	509/12	45	1150	25,00,675	25,00,675	45	692	8,54,681	8,54,681	10,25,617	10,25,617	-16,45,994	1,70,936	85,468	-	-15,60,526	
46	Suresh	NIL	Kuthambakkam	509/11A, 509/4A,	46	1438	31,26,931	56,43,680	46	866	18,79,314	43,96,063	48,86,217	74,02,966	-12,47,617	30,06,903	15,03,452	-	2,55,835	
47	Sula	NIL	Kuthambakkam	509/11B	47	812	17,65,694	53,16,829	47	492	4,86,044	40,37,179	7,29,065	42,80,200	-12,79,650	2,43,022	1,21,511	-	-11,58,140	
48	1.Sambandhan 2.baskaran	NIL	Kuthambakkam	509/3B2	48	800	17,39,600	24,66,870	48	480	10,33,467	17,60,737	17,56,894	24,84,164	-7,06,133	7,23,427	3,61,713	-	-3,44,419	
49	M.Mohan	NIL	Kuthambakkam	509/2A, 509/2B, 509/2C, 509/2D,	49	5200	2,21,52,550	2,28,49,802	49	3120	30,83,876	30,83,876	64,76,139	64,76,139	-1,97,65,926	33,92,263	16,96,132	-	-1,80,69,795	
50	Amsa Haridos Chandralakha Thanikachalam	NIL	Kuthambakkam	501/1B, 509/1A,	50	3900	84,80,550	95,41,572	50	2341	23,13,406	23,13,406	48,58,153	48,58,153	-72,28,166	25,44,747	12,72,374	-	-59,55,792	
51	S.Parimala	NIL	Kuthambakkam	501/1A2	51	1900	41,31,550	68,59,732	51	1140	11,26,747	11,26,747	11,26,747	11,26,747	-57,32,985	-	-	-	-57,32,985	
52	Suresh	NIL	Kuthambakkam	501/1A1	52	300	6,52,350	6,52,350	52	180	2,22,506	2,22,506	2,89,258	2,89,258	-4,29,844	66,752	33,376	-	-3,96,468	
53	Sri.Jagadeesh, Sri.Anandha Narayanan, Sri Anandha Krishan	NIL	Kuthambakkam	501/1C	53	4200	91,32,900	91,32,900	53	2522	25,22,363	25,22,363	56,75,318	56,75,318	-66,10,537	31,52,954	15,76,477	-	-50,34,059	
54	Lokanatha alias Sunther	NIL	Kuthambakkam	509/1B	54	1800	39,14,100	39,14,100	54	1021	10,09,440	10,09,440	16,15,104	16,15,104	-29,04,660	6,05,664	3,02,832	-	-26,01,828	
55	D Madhan	NIL	Kuthambakkam	509/7A	55	400	8,69,800	8,69,800	55	240	2,97,019	2,97,019	3,86,125	3,86,125	-5,72,781	89,106	44,553	-	-5,28,228	
56	Sugumar (a) Subramani	NIL	Kuthambakkam	509/6	56	1350	29,35,575	29,35,575	56	813	10,03,962	10,03,962	13,05,151	13,05,151	-19,31,613	3,01,189	1,50,594	-	-17,81,018	
57	Amsa Haridos Chandralakha Thanikachalam	NIL	Kuthambakkam	501/1E	57	950	20,65,775	20,65,775	57	571	7,05,474	7,05,474	9,17,116	9,17,116	-13,60,301	2,11,642	1,05,821	-	-12,54,480	
58	Sindhapathi	NIL	Kuthambakkam	501/1D	58	900	19,57,050	26,11,871	58	540	5,33,825	5,33,825	5,87,207	5,87,207	-20,78,046	53,382	26,691	-	-20,51,355	
59	Government Land	NIL	Kuthambakkam	501/2	59	4350	1,03,09,500	1,03,09,500	59	2632	26,07,776	26,07,776	54,76,329	54,76,329	-77,01,724	28,68,553	14,34,277	-	-62,67,448	Government Land
60	Kanniappa Nayakar	NIL	Kuthambakkam	509/9	60	1400	30,44,300	30,44,300	60	844	10,43,348	10,43,348	13,56,353	13,56,353	-20,00,952	3,13,004	1,56,502	-	-18,44,450	
61	Loganadhan	NIL	Kuthambakkam	510/1A2	61	2700	26,68,680	26,68,680	61	1623	16,82,640	16,82,640	16,82,640	16,82,640	-9,86,040	-	-	-	-9,86,040	
62	Sri.Jagadeesh, Sri.Anandha Narayanan, Sri Anandha Krishan	NIL	Kuthambakkam	501/1F, 510/1B1,	62	3050	51,49,600	51,49,600	62	1835	18,13,962	18,13,962	36,27,924	36,27,924	-33,35,638	18,13,962	9,06,981	-	-24,28,657	
63	Jegan Mani	NIL	Kuthambakkam	510/1B2A	63	625	6,17,750	6,17,750	63	375	3,70,872	3,70,872	4,07,959	4,07,959	-2,46,878	37,087	18,544	-	-2,28,334	
64	Aruna	NIL	Kuthambakkam	510/1B2B	64	625	6,17,750	6,17,750	64	383	4,73,054	4,73,054	6,14,970	6,14,970	-1,44,696	1,41,916	70,958	-	-73,738	
65	Jegan Mani	NIL	Kuthambakkam	510/1A1, 510/2A,	65	2850	28,16,940	28,16,940	65	1710	16,90,399	16,90,399	37,18,877	37,18,877	-11,26,541	20,28,478	10,14,239	-	-1,12,302	
66	1.Nagarathinammal, 2.Sukkubhai, 3. Radhakrishan, 4. Vasantha, 5. Jayakumar	NIL	Kuthambakkam	510/3A	66	4050	40,03,020	40,03,020	66	2431	24,02,818	24,02,818	45,65,355	45,65,355	-16,00,202	21,62,537	10,81,268	-	-5,18,933	
67	Jayaraman	NIL	Kuthambakkam	510/4	67	5250	51,89,100	51,89,100	67	3150	31,13,509	31,13,509	65,38,368	65,38,368	-20,75,591	34,24,859	17,12,430	-	-3,63,162	
68	M/s Energy Bramma Infra Private Limited	NIL	Kuthambakkam	513/4E	68	950	9,38,980	9,38,980	68	571	7,04,929	7,04,929	10,57,393	10,57,393	-2,34,051	3,52,464	1,76,232	-	-57,819	
69	D Madhan	NIL	Kuthambakkam	511/6A	69	400	3,95,360	3,95,360	69	240	2,37,304	2,37,304	3,08,496	3,08,496	-1,58,056	71,191	35,596	-	-1,22,460	
70	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	511/8D	70	150	1,48,260	1,48,260	70	90	88,966	88,966	88,966	88,966	-59,294	-	-	-	-59,294	
71	Cam Buhari	NIL	Kuthambakkam	511/2	71	1450	14,33,180	14,33,180	71	873	10,78,579	10,78,579	14,02,153	14,02,153	-3,54,601	3,23,574	1,61,787	-	-1,92,814	
72	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	510/2B, 510/3B, 511/1,	72	4400.44	43,48,960	43,48,960	72	2642	26,10,954	26,10,954	44,38,621	44,38,621	-17,38,006	18,27,667	9,13,834	-	-8,24,173	
73	1. Gangubai, 2.Mani, 3.Rukmangathan	NIL	Kuthambakkam	509/15A	73	800	17,39,600	17,39,600	73	480	4,74,473	4,74,473	9,48,946	9,48,946	-12,65,127	4,74,473	2,37,236	-	-10,27,891	
74	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	513/3A, 513/3B, 513/3C, 513/3D,	74	800	42,17,173	42,17,173	74	481	4,75,177	4,75,177	10,45,389	10,45,389	-37,41,997	5,70,212	2,85,106	-	-34,56,891	

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ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 03 , Name of the LPADS: Kuthambakkam Land Pooling Area Development Scheme

Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sr. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot						Compensation	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
					Number	Area in sq.mt. (as per patta)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees				Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed							
											Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
75	1.Sadagoman, 2.Gokila	NIL	Kuthambakkam	509/21	75	400	8,69,800	8,69,800	75	241	2,38,365	2,38,365	2,86,038	2,86,038	-6,31,435	47,673	23,837	-	-6,07,598	
76	S.Balaji	NIL	Kuthambakkam	509/22A1	76	1800	39,14,100	39,14,100	76	1081	10,68,892	10,68,892	20,30,896	20,30,896	-28,45,208	9,62,003	4,81,002	-	-23,64,206	
77	1. Usha, 2.Sarathi, 3.Gomathi	NIL	Kuthambakkam	509/22B	77	550	11,95,975	11,95,975	77	360	3,55,892	3,55,892	4,27,071	4,27,071	-8,40,083	71,178	35,589	-	-8,04,494	
78	K.Mani	NIL	Kuthambakkam	538, 539/2,	78	2700	58,71,150	58,71,150	78	1622	19,45,476	19,45,476	25,29,119	25,29,119	-39,25,674	5,83,643	2,91,821	-	-36,33,852	
79	M/s Energy Bramma Housing Private Limited	NIL	Kuthambakkam	528/2A, 528/2B2,	79	2600	25,69,840	25,69,840	79	1570	15,51,718	15,51,718	32,58,608	32,58,608	-10,18,122	17,06,890	8,53,445	-	-1,64,677	
80	Easwariyammal	NIL	Kuthambakkam	528/2B1	80	750	7,41,300	7,41,300	80	450	4,44,915	4,44,915	6,67,372	6,67,372	-2,96,385	2,22,457	1,11,229	-	-1,85,156	
81	Varadhan	NIL	Kuthambakkam	528/2C	81	550	5,43,620	5,43,620	81	364	3,60,059	3,60,059	3,60,059	3,60,059	-1,83,561	-	-	-	-1,83,561	
82	Ethiraji	NIL	Kuthambakkam	528/2D	82	1200	11,86,080	11,86,080	82	721	7,12,521	7,12,521	9,26,278	9,26,278	-4,73,559	2,13,756	1,06,878	-	-3,66,681	
83	D.Madhan	NIL	Kuthambakkam	528/2E	83	2200	21,74,480	21,74,480	83	1320	38,27,069	38,27,069	72,71,431	72,71,431	16,52,589	34,44,362	17,22,181	-	33,74,770	
84	Sri.Jagadeeshi, Sri.Anandha Narayanan	NIL	Kuthambakkam	527/1, 528/1B,	84	11800	1,16,63,120	1,16,63,120	84	7082	70,00,157	70,00,157	1,61,00,361	1,61,00,361	-46,62,963	91,00,204	45,50,102	-	-1,12,861	
85	M/s Energy Bramma Infra Private Limited	NIL	Kuthambakkam	528/1A	85	1700	16,80,280	16,80,280	85	1081	10,68,739	10,68,739	14,96,235	14,96,235	-6,11,541	4,27,496	2,13,748	-	-3,97,793	
86	Eswari Ammal	NIL	Kuthambakkam	528/3A	86	600	5,93,040	5,93,040	86	360	3,56,039	3,56,039	3,91,642	3,91,642	-2,37,001	35,604	17,802	-	-2,19,200	
87	Eswari Ammal	NIL	Kuthambakkam	528/3D1	87	200	1,97,680	1,97,680	87	121	1,49,905	1,49,905	1,49,905	1,49,905	-47,775	-	-	-	-47,775	
88	M/s Energy Bramma Infra Private Limited	NIL	Kuthambakkam	528/3C, 528/3D2,	88	400	3,95,360	3,95,360	88	242	2,39,347	2,39,347	2,63,282	2,63,282	-1,56,013	23,935	11,967	-	-1,44,045	
89	Navitham	NIL	Kuthambakkam	509/16	89	2200	47,83,900	47,83,900	89	1320	14,43,587	14,43,587	21,65,380	21,65,380	-33,40,313	7,21,793	3,60,897	-	-29,79,417	
90	1.Ethiraji, 2.Kumaraguru, 3.Godhandam	NIL	Kuthambakkam	528/3B	90	3200	31,62,880	31,62,880	90	1771	17,49,999	17,49,999	33,24,998	33,24,998	-14,12,881	15,74,999	7,87,500	-	-6,25,381	
91	M/s Energy Bramma Housing Private Limited	NIL	Kuthambakkam	528/5	91	1600	15,81,440	15,81,440	91	962	9,50,772	9,50,772	15,21,236	15,21,236	-6,30,668	5,70,463	2,85,232	-	-3,45,436	
92	M/s Energy Bramma Infra Private Limited	NIL	Kuthambakkam	528/7A	92	450	4,44,780	4,44,780	92	271	2,68,189	2,68,189	3,48,645	3,48,645	-1,76,591	80,457	40,228	-	-1,36,363	
93	Sarathi	NIL	Kuthambakkam	528/6, 528/7B,	93	2950	29,15,780	29,15,780	93	1921	19,02,149	19,02,149	39,94,513	39,94,513	-10,13,631	20,92,364	10,46,182	-	32,551	
94	K. Sripathi	NIL	Kuthambakkam	801/3A	94	2050	30,39,330	30,39,330	94	1231	12,16,929	12,16,929	21,90,472	21,90,472	-18,22,401	9,73,543	4,86,772	-	-13,35,629	
95	Billroth Medical & Educational Trust	NIL	Kuthambakkam	795/1A, 795/1B, 795/1C, 795/1D, 795/2A, 795/2B, 795/3A, 795/3B1, 795/3B2A, 795/3B2B, 796/2, 797/4, 797/2A, 797/2B, 797/2C, 797/2D, 797/3A, 797/3B, 798/1A1, 798/1A2, 798/1B, 798/2A, 798/2B2, 800/2A, 800/2B, 800/2C, 800/3A, 800/3B, 800/4A1, 800/4A2, 800/4B, 800/4C, 801/1A, 801/1B, 801/2A, 801/2B1, 801/2B2, 802/1A, 802/1B, 802/2A1, 802/2A2, 802/2B,	95	169465	17,18,51,246	17,18,51,246	95	101689	9,16,01,374	9,16,01,374	24,73,23,710	24,73,23,710	-8,02,49,872	15,57,22,336	7,78,61,168	-	-23,88,704	
96	M/s Maisers Kivraj Motors	NIL	Kuthambakkam	797/1A, 800/1A,	96	1000	14,82,600	14,82,600	96	602	7,43,574	7,43,574	11,15,361	11,15,361	-7,39,026	3,71,787	1,85,894	-	-5,53,132	
97	Mariyammal	NIL	Kuthambakkam	800/1B	97	2050	20,26,220	20,26,220	97	1231	12,16,903	12,16,903	21,90,426	21,90,426	-8,09,317	9,73,523	4,86,761	-	-3,22,556	
98	Purushothaman	NIL	Kuthambakkam	800/1C1	98	850	8,40,140	8,40,140	98	513	5,07,162	5,07,162	9,12,891	9,12,891	-3,32,978	4,05,729	2,02,865	-	-1,30,114	
99	M. Gopal	NIL	Kuthambakkam	800/1C2	99	1200	11,86,080	11,86,080	99	720	8,81,038	8,81,038	14,09,662	14,09,662	-3,05,042	5,28,623	2,64,312	-	-40,730	
100	Rajammal & others	NIL	Kuthambakkam	797/1B	100	2000	19,76,800	19,76,800	100	1210	14,94,679	14,94,679	22,42,019	22,42,019	-4,82,121	7,47,340	3,73,670	-	-1,08,451	
101	M.P.Bruvaris Limited	NIL	Kuthambakkam	796/1, 797/1C,	101	4100	40,52,440	40,52,440	101	2467	26,16,687	26,16,687	41,86,699	41,86,699	-14,35,753	15,70,012	7,85,006	-	-6,50,747	
102	M. Gopal	NIL	Kuthambakkam	792/1	102	9600	94,88,640	94,88,640	102	5764	56,97,455	56,97,455	1,31,04,147	1,31,04,147	-37,91,185	74,06,692	37,03,346	-	-87,839	
103	Dr. G.Shanmugapriya	NIL	Kuthambakkam	792/2A, 792/2B1,	103	36150	5,52,80,300	6,88,56,589	103	21700	2,75,51,836	4,11,28,125	5,23,48,489	6,59,24,778	-2,77,28,464	2,47,96,653	1,23,98,326	-	-1,53,30,137	
104	D. Indhirani	NIL	Kuthambakkam	795/3B3, 798/2B1,	104	4685	46,30,654	46,30,654	104	2812	27,95,047	27,95,047	53,10,589	53,10,589	-18,35,607	25,15,542	12,57,771	-	-5,77,836	
105	Doctor Rajesh Jeganatha & others	NIL	Kuthambakkam	795/2C, 797/3C,	105	12150	1,20,09,060	1,20,09,060	105	7290	72,05,633	72,05,633	1,76,53,801	1,76,53,801	-48,03,427	1,04,48,168	52,24,084	-	4,20,657	

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ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 03 , Name of the LPADS: Kuthambakkam Land Pooling Area Development Scheme

Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sr. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot						Compensation	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
					Number	Area in sq.mt. (as per patta)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees				Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed							
											Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
106	Gunasekar	NIL	Kuthambakkam	799/3	107	10100	99,82,840	99,82,840	107	6060	59,89,999	59,89,999	1,19,79,997	1,19,79,997	-39,92,841	59,89,999	29,94,999	-	-9,97,842	
107	Chandrasekaran	NIL	Kuthambakkam	799/2	108	10100	99,82,840	99,82,840	108	6065	59,94,812	59,94,812	1,43,87,549	1,43,87,549	-39,88,028	83,92,737	41,96,368	-	2,08,341	
108	Beeram Sudhakara Reddy	NIL	Kuthambakkam	799/1	109	10750	1,06,25,300	1,06,25,300	109	6450	68,79,214	68,79,214	1,51,34,271	1,51,34,271	-37,46,086	82,55,057	41,27,528	-	3,81,443	
109	Government Land	NIL	Palanjur	365	110	146700	-	-	110	88020	-	-	-	-	-	-	-	-	-	Government Land - unvaluated
110	Government Land	NIL	Kuthambakkam	820/1C	111	403300	-	-	111	241928	-	-	-	-	-	-	-	-	-	Government Land - unvaluated
111	Sathak Musthaq	NIL	Kuthambakkam	820/1B5A1	112	1150	-	-	112	1150	-	-	-	-	-	-	-	-	-	Settlement / Builtup
112	C.R BalaKrishan Pat	NIL	Kuthambakkam	820/21, 820/22,	113	8100	-	-	113	8100	-	-	-	-	-	-	-	-	-	Settlement / Builtup
113	Jainudeen Ahmed	NIL	Kuthambakkam	820/20A1	114	1350	-	-	114	1350	-	-	-	-	-	-	-	-	-	Settlement / Builtup
114	G .R .Hari	NIL	Kuthambakkam	820/19A	115	1750	-	-	115	1750	-	-	-	-	-	-	-	-	-	Settlement / Builtup
115	G .R .Hari	NIL	Kuthambakkam	820/18A	116	1750	-	-	116	1750	-	-	-	-	-	-	-	-	-	Settlement / Builtup
116	S. Mahanidra Kumar	NIL	Kuthambakkam	820/17A	117	1750	-	-	117	1750	-	-	-	-	-	-	-	-	-	Settlement / Builtup
117	Thil Tuckers India Pagutharargal Mathanlal Kujral sons Sunil Kujral Sulite Kujral	NIL	Kuthambakkam	820/1B4A	118	5300	-	-	118	5300	-	-	-	-	-	-	-	-	-	Settlement / Builtup
118	M/s Sundaram Finance Limited	NIL	Kuthambakkam	820/16, 820/1B3A,	119	6300	-	-	119	6300	-	-	-	-	-	-	-	-	-	Settlement / Builtup
119	P. Sharmila	NIL	Kuthambakkam	820/1B3B	120	2250	-	-	120	2250	-	-	-	-	-	-	-	-	-	Settlement / Builtup
120	S. Mahanidra Kumar	NIL	Kuthambakkam	820/1B3C	121	2250	-	-	121	2250	-	-	-	-	-	-	-	-	-	Settlement / Builtup
121	P. Sharmila	NIL	Kuthambakkam	820/1B3D, 820/1B3E,	122	4500	-	-	122	4500	-	-	-	-	-	-	-	-	-	Settlement / Builtup
122	1. A Guhan, 2. A.G.S Sumyuha, (Mother & Guardian Dr.Shanmugapriya)	NIL	Kuthambakkam	820/11B, 820/1B2,	123	32500	-	-	123	32500	-	-	-	-	-	-	-	-	-	Settlement / Builtup
123	Thil Kogan India (P) India Limited	NIL	Kuthambakkam	820/15	124	4050	-	-	124	4050	-	-	-	-	-	-	-	-	-	Settlement / Builtup
124	Dr. Shanmugapriya	NIL	Kuthambakkam	820/12, 820/13, 820/14, 820/11A,	125	14600	-	-	125	14600	-	-	-	-	-	-	-	-	-	Settlement / Builtup
125	Magaveerasathatu	NIL	Kuthambakkam	820/10	126	4050	-	-	126	4050	-	-	-	-	-	-	-	-	-	Settlement / Builtup
126	Lalitha	NIL	Kuthambakkam	820/8, 820/9,	127	8100	-	-	127	8100	-	-	-	-	-	-	-	-	-	Settlement / Builtup
127	Rangaraj & Kannan	NIL	Kuthambakkam	820/7	128	4050	-	-	128	4050	-	-	-	-	-	-	-	-	-	Settlement / Builtup
128	Kalpana	NIL	Kuthambakkam	820/5, 820/6, 820/1B1C, 820/1B1D, 820/1B1E, 820/1B1F,	129	23500	-	-	129	23500	-	-	-	-	-	-	-	-	-	Settlement / Builtup
129	S.Kalpana	NIL	Kuthambakkam	820/3A, 820/4A,	130	4100	-	-	130	4100	-	-	-	-	-	-	-	-	-	Settlement / Builtup
130	Madhan	NIL	Kuthambakkam	520/4A3	131	384	3,79,546	3,79,546	131	232	2,29,145	2,29,145	2,74,974	2,74,974	-1,50,401	45,829	22,914	-	-1,27,486	
131	R.Murali	NIL	Kuthambakkam	820/3B1A, 820/4B1A,	132	993	-	-	132	993	-	-	-	-	-	-	-	-	-	Settlement / Builtup
132	M.Kaushik	NIL	Kuthambakkam	820/3B1B, 820/4B1B,	133	1457	-	-	133	1457	-	-	-	-	-	-	-	-	-	Settlement / Builtup
133	Selvi	NIL	Kuthambakkam	820/3B2, 820/4B2,	134	1550	-	-	134	1550	-	-	-	-	-	-	-	-	-	Settlement / Builtup
134	Shitha Bogam	NIL	Kuthambakkam	820/1B1A1	135	2019	-	-	135	2019	-	-	-	-	-	-	-	-	-	Settlement / Builtup
135	Government Land - Vandipaadhai	NIL	Kuthambakkam	820/1A	136	1400	-	-	136	1400	-	-	-	-	-	-	-	-	-	Retained in FP as road.
136	Amudhavalli	NIL	Kuthambakkam	820/1B1B1	137	2019	-	-	137	2019	-	-	-	-	-	-	-	-	-	Settlement / Builtup
137	1.Moni, 2.Hasankhan	NIL	Kuthambakkam	820/1B1A3, 820/1B1B3,	138	1630	-	-	138	1630	-	-	-	-	-	-	-	-	-	Settlement / Builtup
138	Shantha	NIL	Kuthambakkam	820/1B1A2, 820/1B1B2,	139	2032	-	-	139	2032	-	-	-	-	-	-	-	-	-	Settlement / Builtup

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ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 03 , Name of the LPADS: Kuthambakkam Land Pooling Area Development Scheme

Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sr. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot						Compensation Column 9 (b) minus column 6(b) in Rs.	Increment Column 10 (a) minus column 9(a) in Rs.	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
					Number	Area in sq.mt. (as per patta)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees									
											Undeveloped		Developed							
							Without reference to value of structures	Inclusive of structures			Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
139	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	515/1A1, 515/1A2, 515/1B1, 515/1B2, 515/2A2, 516/1A, 516/1B, 519/2, 519/1B1, 519/1B2, 519/1B3, 519/1C, 519/1D, 519/1E, 519/1F, 520/1, 520/2, 520/3A, 520/3B, 520/3C, 520/4B, 521/1A1A, 521/1A1B, 521/1A1C, 521/1C1, 521/1C2, 521/1C3, 521/1C4, 521/2A1, 522/4, 522/1A, 522/1B,	140	88800	9,40,70,970	9,40,70,970	140	53285	8,55,80,736	9,08,06,191	23,10,67,986	23,62,93,441	-32,64,779	14,54,87,251	7,27,43,625	-	6,94,78,846	
140	1. Selvam, 2.Moorthi, 3.Sivandham	NIL	Kuthambakkam	519/1B4	141	1750	17,29,700	17,29,700	141	1052	10,39,468	10,39,468	18,71,043	18,71,043	-6,90,232	8,31,575	4,15,787	-	-2,74,444	
141	Durgadevi	NIL	Kuthambakkam	520/4A2	142	1080	10,67,472	10,67,472	142	650	8,02,844	8,02,844	10,43,698	10,43,698	-2,64,628	2,40,853	1,20,427	-	-1,44,201	
142	Jayanthi	NIL	Kuthambakkam	520/4A1	143	1080	10,67,472	10,67,472	143	650	8,03,632	8,03,632	12,85,812	12,85,812	-2,63,840	4,82,179	2,41,090	-	-22,750	
143	Billroth Medical & Educational Trust	NIL	Kuthambakkam	520/5	144	4600	45,46,640	45,46,640	144	2763	27,30,873	27,30,873	51,88,659	51,88,659	-18,15,767	24,57,786	12,28,893	-	-5,86,874	
144	Dr.V.Jaganathan Bilrath Medicals and Educational Trust	NIL	Kuthambakkam	523/1, 523/2, 524, 525, 526,	145	32350	3,19,74,740	3,19,74,740	145	19410	1,91,85,259	1,91,85,259	5,08,40,936	5,08,40,936	-1,27,89,481	3,16,55,677	1,58,27,839	-	30,38,358	
145	Billroth Medical & Educational Trust	NIL	Kuthambakkam	522/5A, 522/5B, 527/2A, 527/2B1, 527/2B2, 527/2B3,	146	9250	91,42,700	91,42,700	146	5550	54,85,957	54,85,957	1,34,40,594	1,34,40,594	-36,56,743	79,54,637	39,77,319	-	3,20,576	
146	Munusamy	NIL	Kuthambakkam	522/5C	147	350	3,45,940	3,45,940	147	210	2,59,762	2,59,762	2,59,762	2,59,762	-86,178	-	-	-	-86,178	
147	M/s Energy Bramma Infra Private Limited	NIL	Kuthambakkam	522/3	148	1350	13,34,340	13,34,340	148	813	8,03,420	8,03,420	10,44,446	10,44,446	-5,30,920	2,41,026	1,20,513	-	-4,10,407	
148	Government Land	NIL	Kuthambakkam	522/2	149	2950	-	-	149	1770	-	-	-	-	-	-	-	-	-	Government Land - unvaluated
149	1.Nakirakanti Ananth, 2. Namburi Sai Sidhartha	NIL	Kuthambakkam	521/1B1	150	2395	29,59,023	29,59,023	150	1442	15,14,709	15,14,709	28,77,948	28,77,948	-14,44,313	13,63,238	6,81,619	-	-7,62,694	
150	1.Seethapathi, 2.Lakshmanan, 3.Mogana Sundaram	NIL	Kuthambakkam	515/1C	151	1750	17,29,700	17,29,700	151	1060	10,47,692	10,47,692	22,00,154	22,00,154	-6,82,008	11,52,462	5,76,231	-	-1,05,777	
151	Pradeep saran burle Venkata	NIL	Kuthambakkam	515/2B	152	1950	19,27,380	19,27,380	152	1174	12,54,300	12,54,300	18,81,451	18,81,451	-6,73,080	6,27,150	3,13,575	-	-3,59,505	
152	M/s Kattima Exports Private Limited	NIL	Kuthambakkam	518/1C2, 518/2A, 518/2B, 518/2C, 519/1A,	153	21700	2,14,48,280	2,14,48,280	153	13020	1,28,68,845	1,28,68,845	2,95,98,343	2,95,98,343	-85,79,435	1,67,29,498	83,64,749	-	-2,14,686	
153	A.P.Meikandan	NIL	Kuthambakkam	516/4A, 516/4B, 518/1B1A, 518/1B1B, 518/1B2, 518/1C1,	154	19200	1,89,77,280	1,89,77,280	154	11520	1,13,86,410	1,13,86,410	2,96,04,666	2,96,04,666	-75,90,870	1,82,18,256	91,09,128	-	15,18,258	
154	Mani s/o Ponnusamy , Rajeswari w/o Mani & Mahendran s/o Mani	NIL	Kuthambakkam	518/1A	155	6500	64,24,600	64,24,600	155	3908	38,62,807	38,62,807	69,53,052	69,53,052	-25,61,793	30,90,246	15,45,123	-	-10,16,670	
155	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	516/3A	156	1600	15,81,440	15,81,440	156	960	20,87,968	20,87,968	29,23,155	29,23,155	5,06,528	8,35,187	4,17,594	-	9,24,122	
156	N.Kuttibabu	NIL	Kuthambakkam	516/3B	157	4800	47,44,320	47,44,320	157	2882	35,21,715	35,21,715	73,95,602	73,95,602	-12,22,605	38,73,887	19,36,943	-	7,14,339	
157	T.Keetahvaani	NIL	Kuthambakkam	516/2A1B	158	900	21,33,000	21,33,000	158	540	5,33,825	5,33,825	5,87,208	5,87,208	-15,99,175	53,383	26,691	-	-15,72,483	
158	Udhayakumar	NIL	Kuthambakkam	516/2A1A1	159	4942	48,84,673	48,84,673	159	2973	38,12,947	38,12,947	76,25,894	76,25,894	-10,71,726	38,12,947	19,06,473	-	8,34,748	
159	Thangaraj s/o Seethapathi , Suresh s/o Seethapathi	NIL	Kuthambakkam	515/2A1	160	650	6,42,460	6,42,460	160	403	4,97,791	4,97,791	4,97,791	4,97,791	-1,44,669	-	-	-	-1,44,669	
160	S.Sruthi & S.Shobana	NIL	Kuthambakkam	516/5	161	880	20,85,600	20,85,600	161	531	5,24,795	5,24,795	6,82,233	6,82,233	-15,60,805	1,57,438	78,719	-	-14,82,086	
161	M.Rajendra Kumar	NIL	Kuthambakkam	516/2A2	162	800	18,96,000	18,96,000	162	480	4,74,546	4,74,546	7,11,819	7,11,819	-14,21,454	2,37,273	1,18,637	-	-13,02,817	
162	Mukesh G Metha	NIL	Kuthambakkam	516/2B	163	800	18,96,000	18,96,000	163	482	4,76,546	4,76,546	5,71,855	5,71,855	-14,19,454	95,309	47,655	-	-13,71,800	
163	1.T.Nanthakumar, 2.T.Jayaseelan	NIL	Kuthambakkam	514/1A3	164	5300	52,38,520	58,88,818	164	3181	52,07,442	52,07,442	1,04,14,884	1,04,14,884	-6,81,376	52,07,442	26,03,721	-	19,22,345	
164	1.R.Gopal, 2. Dhilli	NIL	Kuthambakkam	514/1C	165	6400	63,25,760	63,25,760	165	3841	42,32,467	42,32,467	93,11,427	93,11,427	-20,93,293	50,78,960	25,39,480	-	4,46,187	
165	Umadevi	NIL	Kuthambakkam	514/2	166	4050	40,03,020	40,03,020	166	2434	25,03,553	25,03,553	52,57,462	52,57,462	-14,99,467	27,53,909	13,76,954	-	-1,22,512	
166	Sri.Jagadeesh, Sri.Anandha Narayanan, Sri Anandha Krishan	NIL	Kuthambakkam	513/6, 514/3,	167	8600	85,00,240	85,00,240	167	5160	51,00,398	51,00,398	1,07,10,837	1,07,10,837	-33,99,842	56,10,438	28,05,219	-	-5,94,623	
167	Shakila	NIL	Kuthambakkam	512/2D	168	4050	40,03,020	40,03,020	168	2431	24,02,923	24,02,923	42,05,114	42,05,114	-16,00,097	18,02,192	9,01,096	-	-6,99,001	
168	1.J. Sivakamashuthari, 2. A.Thirumozhi, 3. A. Tamilselvi	NIL	Kuthambakkam	513/5B	169	2050	20,26,220	20,26,220	169	1232	12,17,480	12,17,480	20,69,715	20,69,715	-8,08,740	8,52,236	4,26,118	-	-3,82,623	

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ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 03 , Name of the LPADS: Kuthambakkam Land Pooling Area Development Scheme

Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sr. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot						Compensation	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
					Number	Area in sq.mt. (as per patta)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees				Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed							
											Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
169	1.Sri Anantha Krishan	NIL	Kuthambakkam	513/5A	170	3200	31,62,880	31,62,880	170	1927	19,04,741	19,04,741	39,99,957	39,99,957	-12,58,139	20,95,216	10,47,608	-	-2,10,531	
170	K M Buhari	NIL	Kuthambakkam	513/4G	171	950	9,38,980	9,38,980	171	570	7,04,386	7,04,386	10,56,579	10,56,579	-2,34,594	3,52,193	1,76,096	-	-58,498	
171	M/s Energy Bramma Infra Private Limited	NIL	Kuthambakkam	513/4D	172	2000	19,76,800	19,76,800	172	1261	12,52,562	12,52,562	23,79,868	23,79,868	-7,24,238	11,27,306	5,63,653	-	-1,60,585	
172	1.K.M Buhari	NIL	Kuthambakkam	513/4B	173	1900	18,77,960	18,77,960	173	1140	11,26,752	11,26,752	11,26,752	11,26,752	-7,51,208	-	-	-	-7,51,208	
173	1.Nagarathinammal 2.Sukkubhai 3. Radhakrishan 4. Vasantha 5. Jayakumar	NIL	Kuthambakkam	513/4A	174	2000	19,76,800	19,76,800	174	1209	14,93,152	14,93,152	22,39,728	22,39,728	-4,83,648	7,46,576	3,73,288	-	-1,10,360	
174	Loganathan (a) Sunthar	NIL	Kuthambakkam	513/2B	175	2450	24,21,580	24,21,580	175	1470	16,22,987	16,22,987	25,96,780	25,96,780	-7,98,593	9,73,792	4,86,896	-	-3,11,697	
175	Kanchana	NIL	Kuthambakkam	513/2A	176	2500	24,71,000	24,71,000	176	1513	14,94,993	14,94,993	31,39,485	31,39,485	-9,76,007	16,44,492	8,22,246	-	-1,53,761	
176	Varathan s/o Arjunan Nayakar	NIL	Kuthambakkam	513/1A	177	1700	16,80,280	16,80,280	177	1022	10,10,317	10,10,317	18,69,086	18,69,086	-6,69,963	8,58,769	4,29,385	-	-2,40,578	
177	M/s Energy Bramma Housing Private Limited	NIL	Kuthambakkam	513/1B	178	1800	17,79,120	17,79,120	178	1080	10,67,737	10,67,737	21,35,473	21,35,473	-7,11,383	10,67,737	5,33,868	-	-1,77,515	
178	Parasuraman	NIL	Kuthambakkam	513/1C	179	1700	16,80,280	16,80,280	179	1021	10,08,861	10,08,861	15,13,291	15,13,291	-6,71,419	5,04,430	2,52,215	-	-4,19,204	
179	Thangaraj s/o Seethapathi , Suresh s/o Seethapathi	NIL	Kuthambakkam	514/1A1	180	3000	29,65,200	29,65,200	180	1804	17,82,670	17,82,670	28,52,272	28,52,272	-11,82,530	10,69,602	5,34,801	-	-6,47,729	
180	Loganathan (a) Sunthar	NIL	Kuthambakkam	514/1A2	181	3000	29,65,200	36,65,258	181	1803	17,82,513	17,82,513	32,08,523	32,08,523	-18,82,745	14,26,010	7,13,005	-	-11,69,740	
181	Loganathan	NIL	Kuthambakkam	514/1B1A	182	1200	11,86,080	11,86,080	182	727	8,98,228	8,98,228	11,67,697	11,67,697	-2,87,852	2,69,468	1,34,734	-	-1,53,118	
182	1.Nagarathinammal, 2.Sukkubhai, 3. Radhakrishan, 4. Vasantha, 5. Jayakumar	NIL	Kuthambakkam	514/1B2	183	3600	35,58,240	35,58,240	183	2179	21,53,700	21,53,700	36,61,289	36,61,289	-14,04,540	15,07,590	7,53,795	-	-6,50,746	
183	M/s Maisers Kivraj Motors	NIL	Kuthambakkam	801/3B	184	450	6,67,170	6,67,170	184	272	3,35,900	3,35,900	3,35,900	3,35,900	-3,31,270	-	-	-	-3,31,270	
184	S.Pandian	NIL	Kuthambakkam	820/25	185	2000	-	-	185	2000	-	-	-	-	-	-	-	-	-	Settlement / Builtup
185	Sathiya Ram Mohan	NIL	Kuthambakkam	820/26	186	2000	-	-	186	2000	-	-	-	-	-	-	-	-	-	Settlement / Builtup
186	Paul Raj Anthony & Pavna Anthony	NIL	Kuthambakkam	820/27	187	2000	-	-	187	2000	-	-	-	-	-	-	-	-	-	Settlement / Builtup
187	Nimalan Aroniyan	NIL	Kuthambakkam	820/28	188	4050	-	-	188	4050	-	-	-	-	-	-	-	-	-	Settlement / Builtup
188	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	521/3, 521/4, 521/5,	189	12600	1,55,67,300	1,55,67,300	189	7560	74,72,296	74,72,296	1,86,80,740	1,86,80,740	-80,95,004	1,12,08,444	56,04,222	-	-24,90,782	
189	Mani	NIL	Kuthambakkam	514/1B1B	190	1200	11,86,080	11,86,080	190	720	8,89,673	8,89,673	8,89,673	8,89,673	-2,96,407	-	-	-	-2,96,407	
190	Pradeep saran burle Venkata	NIL	Kuthambakkam	521/1B2	191	455	5,62,153	5,62,153	191	301	3,71,905	3,71,905	4,46,286	4,46,286	-1,90,247	74,381	37,191	-	-1,53,057	
191	Sunil Kujral, Akash Kujral, Suchit Kujral	NIL	Kuthambakkam	820/1B4B	192	6100	-	-	192	6100	-	-	-	-	-	-	-	-	-	Settlement / Builtup
192	Papi K. Gopalakrishan	NIL	Kuthambakkam	820/1B5B	193	4050	-	-	193	4050	-	-	-	-	-	-	-	-	-	Settlement / Builtup
193	Mrs.Deepa V alias Deepa Ram	NIL	Kuthambakkam	820/1B5C	194	2000	-	-	194	2000	-	-	-	-	-	-	-	-	-	Settlement / Builtup
194	V. Annamalai alias Annamalai Veerapan	NIL	Kuthambakkam	820/1B5D, 820/1B5E,	195	3550	-	-	195	3550	-	-	-	-	-	-	-	-	-	Settlement / Builtup
195	Government Land	NIL	Kuthambakkam	820/2	196	7900	-	-	196	4667	-	-	-	-	-	-	-	-	-	Government Land - unvaluated
196	Sunil Kujral & Akash Kujral	NIL	Kuthambakkam	820/17B	197	2300	-	-	197	2300	-	-	-	-	-	-	-	-	-	Settlement / Builtup
197	D.Saathan	NIL	Kuthambakkam	820/18B, 820/19B, 820/20B,	198	5200	-	-	198	5200	-	-	-	-	-	-	-	-	-	Settlement / Builtup
198	G .R .Hari	NIL	Kuthambakkam	820/20A2	199	600	-	-	199	600	-	-	-	-	-	-	-	-	-	Settlement / Builtup
199	C.R BalaKrishan Pat	NIL	Kuthambakkam	820/20A3	200	1500	-	-	200	1500	-	-	-	-	-	-	-	-	-	Settlement / Builtup
200	Reserved for Park	NIL							R1	723			-	-						
201	Open Space provided under HT Line	NIL							R2	972			-	-						
202	Open Space provided under HT Line	NIL							R3	856			-	-						
203	Reserved for Public Purpose	NIL							R4	4343			13,04,43,893	13,04,43,893						
204	Reserved for Park	NIL							R5	3354			10,07,22,569	10,07,22,569						
205	Reserved for Park	NIL							R6	2897			8,70,01,021	8,70,01,021						
206	Open Space provided under HT Line	NIL							R7	3504			-	-						
207	Reserved for Public Purpose	NIL							R8	27603			82,90,46,538	82,90,46,538						
208	Reserved for Amenities	NIL							R9	416			51,48,823	51,48,823						
209	Reserved for Park	NIL							R10	595			-	-						
210	Reserved for Park	NIL							R11	272			-	-						

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ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 03 , Name of the LPADS: Kuthambakkam Land Pooling Area Development Scheme

Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sr. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot						Compensation	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
					Number	Area in sq.mt. (as per patta)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees				Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed							
											Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
211	Reserved for Public Purpose	NIL							R12	7600			22,82,70,388	22,82,70,388						
212	Reserved for Amenities	NIL							R13	3525			4,35,99,969	4,35,99,969						
213	Reserved for Public Purpose	NIL							R14	793			2,38,20,098	2,38,20,098						
214	Reserved for Public Purpose	NIL							R15	8648			25,97,51,532	25,97,51,532						
215	Reserved for Park	NIL							R16	2131			6,39,96,915	6,39,96,915						
216	Reserved for Public Purpose	NIL							R17	3126			9,38,98,138	9,38,98,138						
217	Reserved for EWS	NIL							R18	8745			26,26,42,390	26,26,42,390						
218	Reserved for Park	NIL							R19	4218			-	-						
219	Reserved for Public Purpose	NIL							R20	20822			62,53,91,698	62,53,91,698						
220	Reserved for Public Purpose	NIL							R21	13092			39,32,09,170	39,32,09,170						
221	Reserved for Amenities	NIL							R22	1955			2,41,77,657	2,41,77,657						
222	Reserved for Park	NIL							R23	3037			-	-						
223	Reserved for Amenities	NIL							R24	14460			17,88,69,431	17,88,69,431						
224	Reserved for Public Purpose	NIL							R25	4740			14,23,76,329	14,23,76,329						
225	Reserved for Public Purpose	NIL							R26	865			2,59,81,384	2,59,81,384						
226	Reserved for Amenities	NIL							R27	8555			10,58,27,629	10,58,27,629						
227	Reserved for Park	NIL							R28	8228			-	-						
228	Reserved for Amenities	NIL							R29	1091			1,34,96,430	1,34,96,430						
229	Reserved for Park	NIL							R30	470			58,12,456	58,12,456						
230	Reserved for Public Purpose	NIL							R31	330			99,26,305	99,26,305						
231	Reserved for Public Purpose	NIL							R32	1944			5,84,02,840	5,84,02,840						
232	Reserved for Park	NIL							R33	54902			67,91,43,188	67,91,43,188						
233	Reserved for Park	NIL							R34	3484			-	-						
234	Reserved for Amenities	NIL							R35	3631			4,49,12,874	4,49,12,874						
235	Reserved for Public Purpose	NIL							R36	14567			43,75,27,334	43,75,27,334						
236	Reserved for Public Purpose	NIL							R37	14906			44,77,05,451	44,77,05,451						
237	Reserved for Park	NIL							R38	23521			29,09,48,678	29,09,48,678						
238	Reserved for Public Purpose	NIL							R39	39065			1,17,33,10,231	1,17,33,10,231						
239	Reserved for EWS	NIL							R40	13118			16,22,71,573	16,22,71,573						
														TOTAL	-37,55,14,501	59,64,46,551	29,82,23,275	-	-7,72,91,226	-

Note: The above details shall be finalised after verification of Patta and other relevant documents

Chennai - 600 008
11th November 2025

G. PRAKASH
Principal Secretary/ Member Secretary
Chennai Metropolitan Development Authority

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Annexure 7
Estimates of all works contemplated in the scheme
Draft LPADS - Kuthambakkam
ABSTRACT SHEET FOR COST OF WORKS

SL. No.	Name of Work	Cost of Work (INR)
1	CONSTRUCTION OF ROADS (FLEXIBLE PAVMENT) INCLUDING EXCAVATION, EARTHWORK, LAYING OF SUBGRADE, GSB-III & I,WMM, DBM, BC, KERB, FOOTPATH, SINAGES, BRIDGES,CULVERTS ETC. COMPLETE	₹ 1,430,000,000.00
2	SUPPLYING AND INSTALLING GI POLES COMPLETE WITH UNDER GROUND WIRING, LED FITTING WITH NECESSARY FITTING ETC COMP. PROVIDED AT EVERY 25 m. DISTANCE. a) Fabrication, Supply, Erection, Testing and Commissioning of whether proof CRCA sheet steel powder coated MCCB Outdoor Panel Board, made up of 2mm powder coated, including bus bar provision of double door with industrial lock with TNEB 3 Phase Meter Provision and Suitable Fuse unit Compartment 1no, Main 160A 4Pole MCCB I/C and 6nos of 32A 4Pole MCCB's for O/G with suitable copper bus bar (33x6mm) having three phase Multifunction meter with line indicators for erecting the Outdoor panel board complete etc., The above panel board is to be erected on Foundation suitable angle, bolts and nuts for mounting the Outdoor Panel etc. complete. **.... Rs.1,30,000.00 /no** b) If Supply and fixing of 10 Mtr Length Single Arm Bracket Pole with Base plate duly welded at the bottom with concreting with construction of masonary pedestal with suitable SMC box with door arrangement to house 6A SP MCB switch, 2/4 way connector on suitable hylem sheet and 1No supply and fixing of 150W LED street light fitting with LED (Higher end) Complete with suitable MS clamps for LED steet light fitting and PVC unsheathed copper leads from SMC box to fitting and with coil earth No.8 SWG GI Wire with painting of suitable colour	₹ 70,000,000.00
3	PROVIDING & LAYING WATER SUPPLY PIPELINE INCLUDING TREATMENT PLANT, PUMPING STATION, SUMP ,ESR ETC. COMPLETE	₹ 260,000,000.00
4	PROVIDING & LAYING UNDERGROUND DRAINAGE LINES OF R.C.C. NP CLASS PIPES INCLUSIVE MANHOLES WITH FIBER REINFORCED COVERS & SEATS , PUMPING STATION AND SEWERAGE TREATMENT PLANT ETC. COMPLETE	₹ 1,590,000,000.00
4	PROVIDING & LAYING STORM NETWORK LINES OF RCC NP3/NP4 Pipe INCLUSIVE ALL ANCILLARY CIVIL WORK ETC. COMPLETE	₹ 1,056,000,000.00
5	PLANTING OF AVENUE TREES OF 5.00 FEET HEIGHT INCLUDING NECESSARY EARTH WORK EXCAVATION, COST OF RED EARTH, SAND, MANURE.	₹ 4,000,000.00
	TOTAL COST OF WORK	**₹ 4,410,000,000.00**

Chennai - 600 008.
11th November 2025.

G. PRAKASH
Principal Secretary/ Member Secretary,
Chennai Metropolitan Development Authority.

Verified Registrate

Draft LPADS - Kuthambakkam

ESTIMATE FOR COST OF WORKS : - (i) ROADS

NAME OF WORK : CONSTRUCTION OF ROADS (FLEXIBLE PAVMENT) INCLUDING EXCAVATION, EARTHWORK, LAYING OF SUBGRADE, GSB-III & I, WMM, DBM, BC, KERB, FOOTPATH, SIGNAGES, RIVER BRIDGEs ETC. COMPLETE

ROAD CATEGORY	ROAD WIDTH	LENGTH (mt)	TOTAL LENGTH (mt)	NO OF LANES	LANE WIDTH (mt)	CARRIAGEWAY	RATE PER RUNNING METER (INR)	AMOUNT (INR)
LPADS ROAD	30 mt WIDE	1548.00	1548.00	4	3.50	2 way divided	**307680**	476288640
LPADS ROAD	24 mt WIDE	1218.30	1218.30	2	3.50	2 way divided	**131538**	160253123.1
LPADS ROAD	18 mt WIDE	3001.90	3001.90	2	5.00	2 way undivided	**94,653**	284138840.7
LPADS ROAD	12 mt WIDE	1324.4	1324.4	2	3.50	2 way undivided	**63139**	83621291.6
LPADS ROAD	9 mt WIDE	2735.50	2735.50	2	3.00	2 way undivided	**54902**	150184421

CULVERT / BRIDGE	RMT	COST PER RMT (INR)	AMOUNT (INR)
On 24 m Wide Road			0
On 18 m Wide Road			0
On 12 m Wide Road			0
On 9 m Wide Road			0
TOTAL		**(A)**	**₹ 1,154,486,316.37**
ADD 15% ESCALATION FOR 2 YEARS		**(B)**	**₹ 173,172,947.46**
TOTAL		**(A) + (B)**	**₹ 1,327,659,263.83**
ADD 7% MICS. COST		**(C)**	**₹ 92,936,148.47**
GRAND TOTAL		**(A) + (B) + (C)**	**₹ 1,420,595,412.30**
		SAY	**₹ 1,430,000,000.00**

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Draft LPADS - Kuthambakkam

ESTIMATE FOR COST OF WORKS : - (ii) WATER SUPPLY (TREATMENT PLANT, PUMPING STATION SUMP + PIPELINE ETC)

NAME OF WORK : PROVIDING WATER SUPPLY PIPELINE INCLUDING TREATMENT PLANT, PUMPING STATION, SUMP ETC. COMPLETE

SR.NO	DESCRIPTION	QUANTITY	UNIT	RATE (INR)	AMOUNT (INR)
1	Water Treatment Plant, Clear Water Pumping Station Trunk main from WTP to Underground Sump & Pump house	18	MLD	8,025,000.00	144,450,000.00
2	U.G. Sump & Pump house (Civil & Mechanical work)	1	Nos.	42,800,000.00	42,800,000.00
3	200mm Dia OPVC Pipe Line Network (with excavation, valves, specials & valve chambers) - 18, 24 & 30 mt.	5768.20	Rmt.	2,611.00	15,060,770.20
	160mm Dia OPVC Pipe200mm Dia OPVC Pipe Line Network (with excavation, valves, specials & valve chambers) - 12 mt.	1324.4	Rmt.	1,986.00	2,630,258.40
	110mm Dia OPVC Pipe Line Network (with excavation, valves, specials & valve chambers) - 9 mt.	2735.50	Rmt.	1,209.00	3,307,219.50
TOTAL				**(A)**	**₹ 208,248,248.10**
ADD 15% ESCALATION FOR 2 YEARS				**(B)**	**₹ 31,237,237.22**
TOTAL				**(A) + (B)**	**₹ 239,485,485.32**
ADD 7% MICS. COST				**(C)**	**₹ 16,763,983.97**
GRAND TOTAL				**(A) + (B) + (C)**	**₹ 256,249,469.29**
				SAY	**₹ 260,000,000.00**

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Draft LPADS - Kuthambakkam

ESTIMATE FOR COST OF WORKS : - (iii) SEWERAGE WORK

NAME OF WORK : PROVINDING UNDERGROUND DRAINAGE LINES OF R.C.C. NP CLASS PIPES OF TOWN PLANNING SCHEME NO. INCLUSIVE OF EXCAVATION, REFILLING, CONSTRUCTION OF BRICK MASONARY MANHOLES WITH FIBER REINFORCED COVERS AND SEATS AND PUMPING STATION, SEWERAGE TREATMENT PLANT ETC. COMPLETE

SR.NO	DESCRIPTION	QUANTITY	UNIT	RATE (INR)	AMOUNT (INR)
1	800mm Dia CI Spun Pipe (Sewerage Network with excavation,Refilling, sand bedding, pipe, manhole etc.)	2766.30	Rmt.	**56,894.04**	15,73,85,982.85
	800mm Dia RCC Spun Pipe (Sewerage Network with excavation,Refilling, sand bedding, pipe, manhole etc.)	7061.80	Rmt.	**10,336.00**	7,29,90,764.80
2	Sewerage Treatment Plant	16	MLD	6,42,00,000.00	102,72,00,000.00
2	Sewage Pumping Station (Civil, Electrical & Mechancal work)	1	No.	3,21,00,000.00	3,21,00,000.00
TOTAL				**(A)**	**₹ 1,289,676,747.65**
ADD 15% ESCALATION FOR 2 YEARS				**(B)**	**₹ 193,451,512.15**
TOTAL				**(A) + (B)**	**₹ 1,483,128,259.80**
ADD 7% MICS. COST				**(C)**	**₹ 103,818,978.19**
GRAND TOTAL				**(A) + (B) + (C)**	**₹ 1,586,947,237.99**
				SAY	**₹ 1,590,000,000.00**

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Draft LPADS - Kuthambakkam

ESTIMATE FOR COST OF WORKS : - (iv) STORM WATER DRAINAGE WORK

NAME OF WORK : PROVIDING UNDERGROUND STROM WATER DRAINAGE LINES OF R.C.C. NP CLASS PIPES INCLUSIVE OF EXCAVATION, REFILLING

SR.NO	DESCRIPTION	QUANTITY	UNIT	RATE (INR)	AMOUNT (INR)
1	1.20x1.20m SWD Network (with excavation, valves, specials & valve chambers) - 18, 24 & 30 mt.	5768.20	Rmt.	127,110.00	733,195,902.00
	0.8x0.8m SWD Network (with excavation, valves, specials & valve chambers) - 12 mt.	1324.4	Rmt.	40,234.00	53,285,909.60
	0.6x0.6m SWD Network (with excavation, valves, specials & valve chambers) - 9 mt.	2735.50	Rmt.	26,123.00	71,459,466.50
TOTAL				**(A)**	**₹ 857,941,278.10**
ADD 15% ESCALATION FOR 2 YEARS				**(B)**	**₹ 128,691,191.72**
TOTAL				**(A) + (B)**	**₹ 986,632,469.82**
ADD 7% MICS. COST				**(C)**	**₹ 69,064,272.89**
GRAND TOTAL				**(A) + (B) + (C)**	**₹ 1,055,696,742.70**
				SAY	**₹ 1,056,000,000.00**

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Draft LPADS - Kuthambakkam

ESTIMATE FOR COST OF WORKS : - (v) ELECTRIC STREET LIGHTING

NAME OF WORK : SUPPLYING AND INSTALLING GI POLES COMPLETE WITH UNDER GROUND WIRING, LED FITTING WITH NECESSARY FITTING ETC COMP. PROVIDED AT EVERY 25 m. DISTANCE.

ROAD WIDTH	LENGTH (mt)	TOTAL LENGTH (mt)	NO OF POLES	RATE PER POLE (INR)	AMOUNT (INR)
30 mt WIDE	1548.00	1548.00	62	139100	8624200
24 mt WIDE	1218.30	1218.30	49	139100	6815900
18 mt WIDE	3001.90	3001.90	121	139100	16831100
12 mt WIDE	1324.40	1324.40	133	43988	5850404
9 mt WIDE	2735.50	2735.50	274	43988	12052712
TOTAL				**(A)**	**₹ 50,174,316.00**
ADD 15% ESCALATION FOR 2 YEARS				**(B)**	**₹ 7,526,147.40**
TOTAL				**(A) + (B)**	**₹ 57,700,463.40**
ADD 7% MICS. COST				**(C)**	**₹ 4,039,032.44**
GRAND TOTAL				**(A) + (B) + (C)**	**₹ 61,739,495.84**
				SAY	**₹ 70,000,000.00**

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Draft LPADS - Kuthambakkam

ESTIMATE FOR COST OF WORKS : - (vi) TREE PLANTATION

NAME OF WORK : PLANTING OF AVENUE TREES OF 5.00 FEET HEIGHT INCLUDING NECESSARY EARTH WORK EXCAVATION, COST OF RED EARTH, SAND, MANURE.

ROAD WIDTH	LENGTH (mt)	TOTAL LENGTH (mt)	TREE ROWS	NO OF TREES	RATE PER TREE (INR)	AMOUNT (INR)
30 mt WIDE	1548.00	1548.00	2	310	1070	331700
24 mt WIDE	1218.30	1218.30	2	244	1070	261080
18 mt WIDE	3001.90	3001.90	2	602	1070	644140
12 mt WIDE	1324.40	1324.40	2	266	1070	284620
9 mt WIDE	2735.50	2735.50	1	274	1070	293180
Parks			1	1100	1070	1177000
TOTAL					**(A)**	**₹ 2,991,720.00**
ADD 2% ESCALATION FOR 2 YEARS					**(B)**	**₹ 59,834.40**
TOTAL					**(A) + (B)**	**₹ 3,051,554.40**
ADD 7% MICS. COST					**(C)**	**₹ 213,608.81**
GRAND TOTAL					**(A) + (B) + (C)**	**₹ 3,265,163.21**
					SAY	**₹ 4,000,000.00**

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Annexure 8

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI - 600 008.

(Notification No. MPU/LPADS/ Thirumazhisai /2025-2)
Section 39-I, sub section (1) *Rule 6 (1)*

Publication of Draft Scheme for Kuthambakkam Land Pooling Area Development Scheme

Statement of approximate dates of completion of works

The Kuthambakkam Land Pooling Area Development Scheme covers an extent of 373.21 Acres of land in Kuthambakkam and Palanjur villages. The details of the approximate dates of completion of works of the Scheme are as follows:

S. No	Details Of Work	Start Date	End Date	Duration
1.	Borewell	Dec, 2025	Jan, 2026	01 Month
2.	Culvert	Jan, 2026	Nov, 2026	11 Months
3.	Storm Water Drain	Jan, 2026	Dec, 2026	12 Months
4.	Road Network	Feb, 2026	Jan, 2027	12 Months
5.	Overhead Tank	Feb, 2026	Oct, 2026	09 Months
6.	Water Treatment Plant	June, 2026	Mar, 2027	10 Months
7.	Sewage Treatment Plant	June, 2026	Mar, 2027	10 Months
8.	Planting of Trees	Mar, 2027	May, 2027	03 Months
Expected Date of Completion of all Infrastructure Works: **May, 2027**				

Chennai - 600 008.
11th November 2025.

G. PRAKASH,
Principal Secretary/ Member Secretary,
Chennai Metropolitan Development Authority.

ANNEXURE 9

FORM - C

Estimated Financial Expenditure of Land Pooling Area Development Scheme
(See rule 5 (8))

Draft Scheme No: 02
Name of the LPADS: Kuthambakkam Land Pooling Area Development Scheme
Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

S.No.	Description	Value (Rs. in crores)
1	Estimated expense of works	441.00
2	Expenses shown in Redistribution and Tentative Valuation Statement (total of Column 11 of Form-B)	37.55
3	Cost of preparation and publication of Draft Scheme	1.00
4	Compensation	-
5	Legal expenses	0.50
6	Compensation in respect of Property or Right adversely affected	-
7	Cost of demarcation	3.00
A	**Total expenses (A)** *(Sum of S.No 1 to 7)*	**483.05**
8	Total of the increments (total of Column 12 of Form-B)	59.64
9	Proportion of increment to be contributed by each land holder/ land owner	50%
10	Total of the contribution	29.82
11	Value/ cost of the plots coming to Appropriate Planning Authority as amenity, Economically Weaker Section and sale	556.55
B	**Total contribution (B)** *(Sum of S.No 10 & 11)*	**586.38**
	Net cost of the Scheme to appropriate planning authority (A)-(B)	**-103.33**

Chennai - 600 008.
11th November 2025.

G. PRAKASH,
Principal Secretary/ Member Secretary,
Chennai Metropolitan Development Authority.

Annexure 10

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI - 600 008.

(Notification No. MPU/LPADS/ Thirumazhisai /2025-2)

Section 39-I, sub section (1) *Rule 6 (1)*

Publication of Draft Scheme for Kuthambakkam Land Pooling Area Development Scheme

Draft Regulations for Development

The Kuthambakkam Land Pooling Area Development Scheme covers an extent of 373.21 Acres of land in Kuthambakkam and Palanjur villages. The details of the extent of land covered in the draft scheme are as follows: 1510344

Name of the village	Extent of land		
	in Sq.km.	in Hectare	in Acre
Kuthambakkam	1.3636	136.36	336.96
Palanjur	0.1467	14.67	36.25
Total extent	**1.5103**	**151.03**	**373.21**

1. **Land Use Zoning** - In the Second Master Plan for Chennai Metropolitan Area, the lands under private ownership covered in the Draft Scheme for Kuthambakkam Land Pooling Area Development Scheme are classified either as Primary Residential Use Zone' or 'Industrial Use Zone' or 'Mixed Residential Use Zone'.

   Irrespective of the above said land use zoning of the Original Plots (OPs), the land use of all the Final Plots (FPs) in the draft scheme will be treated as 'Residential Use Zone'.

   The land use of the approved layouts, approved building developments and those approved under regularization schemes is as per the approved plans.

2. **Development Regulations –**

   (a) The land owners in the Scheme area may apply for planning permission to carry out any development work in the respective Final Plots after publication of the approved Draft Scheme.

   (b) The developments in the Final Plots shall comply with the Tamil Nadu Combined Development and Building Rules, 2019 which is in force.

   (c) Roads – All the roads in the Scheme area are to be treated as 'Public Roads'.

   (d) Open Space Reservation (OSR) – Other than the Open Space Reservation (OSR) area demarcated in the Draft Scheme, there is no requirement of OSR while applying for planning permission for development in the FPs covered in the Draft Scheme.

   (e) Any other provisions as prescribed by the Government from time to time will apply for the Final Plots in the Draft Scheme.

   (f) Use of the land allotted for purposes of parks, play grounds and open spaces shall not be changed for any other purpose.

   (g) ASI regulation will apply for developments falling within the distance of above 100m to 300m of notified areas in all directions from the protected monuments.

Chennai - 600 008.
11th November 2025.

G. PRAKASH,
Principal Secretary/ Member Secretary,
Chennai Metropolitan Development Authority.

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