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GOVERNMENT OF TAMIL NADU
2025

Registered No. M.

THIRUVALLUR DISTRICT GAZETTE
EXTRAORDINARY

PUBLISHED BY AUTHORITY

132B THIRUVALLUR, NOVEMBER 19, 2025
Karthigai 3, Visuvaavasu, Thiruvalluvar Aandu-2056 [No.31

NOTIFICATION BY THE MEMBER SECRETARY

(RC.No.28611/2025/D3 Dated 12.11.2025)

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI-600 008.

(Notification No. MPU/LPADS/Thirumazhisai/2025-1)
Section 39-I, sub section (1)
(see rule 6 (1))

Publication of Draft Scheme for
Parvatharajapuram 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-I 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 Parvatharajapuram Land Pooling Area Development Scheme vide Notification No. MPU/LPADS/ Thirumazhisai/2025-1The 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.

1. 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 Supply, EB line & Street Light
Annexure 6:	Form - B Redistribution and tentative valuation statement
Annexure 7:	Estimates of all works contemplated in the scheme

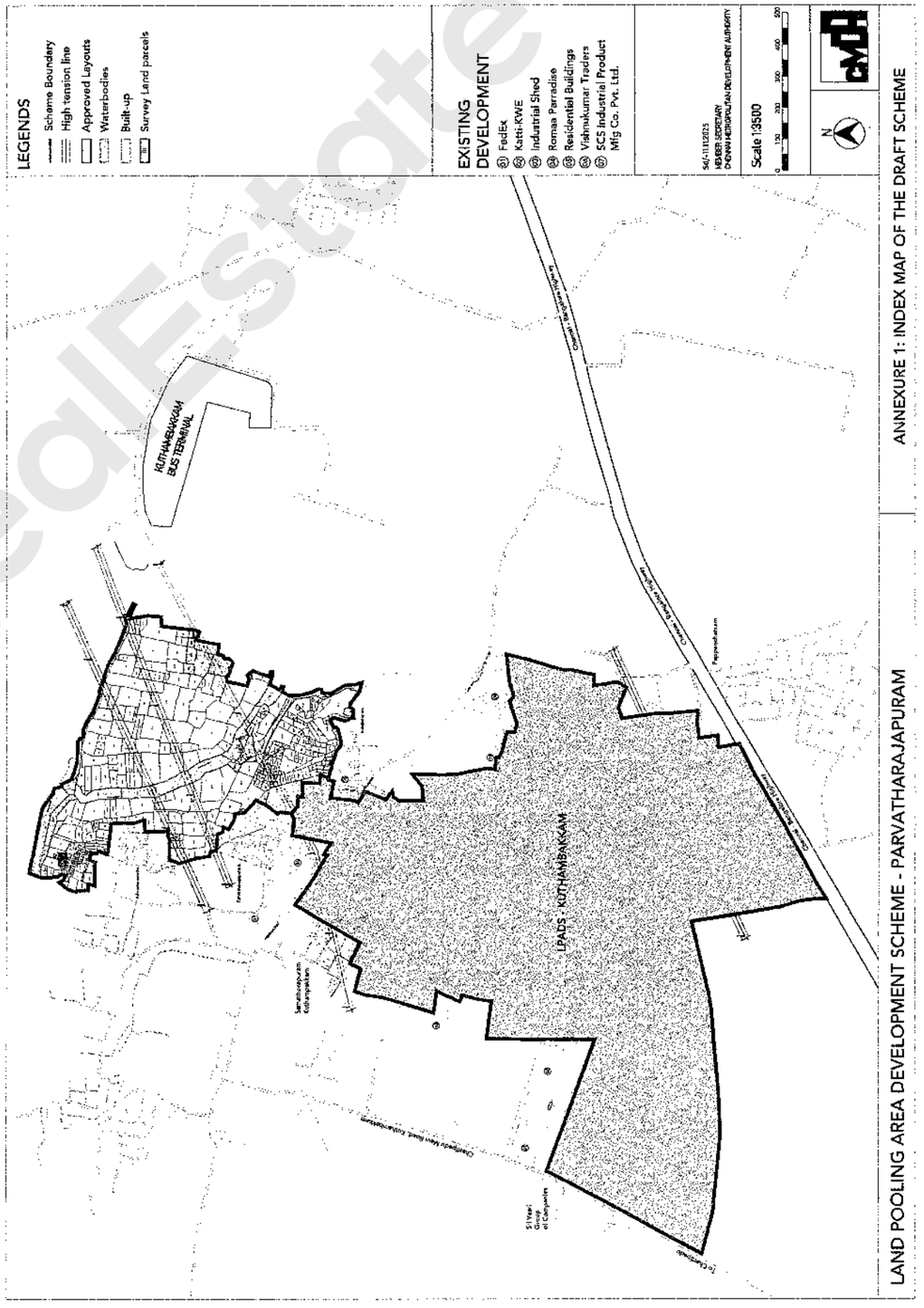
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Annexure 8:	Statement of approximate dates of completion of works
Annexure 9:	Form – C Estimated financial expenditure of Land Pooling Area Development Scheme
Annexure 10:	Regulations for Development

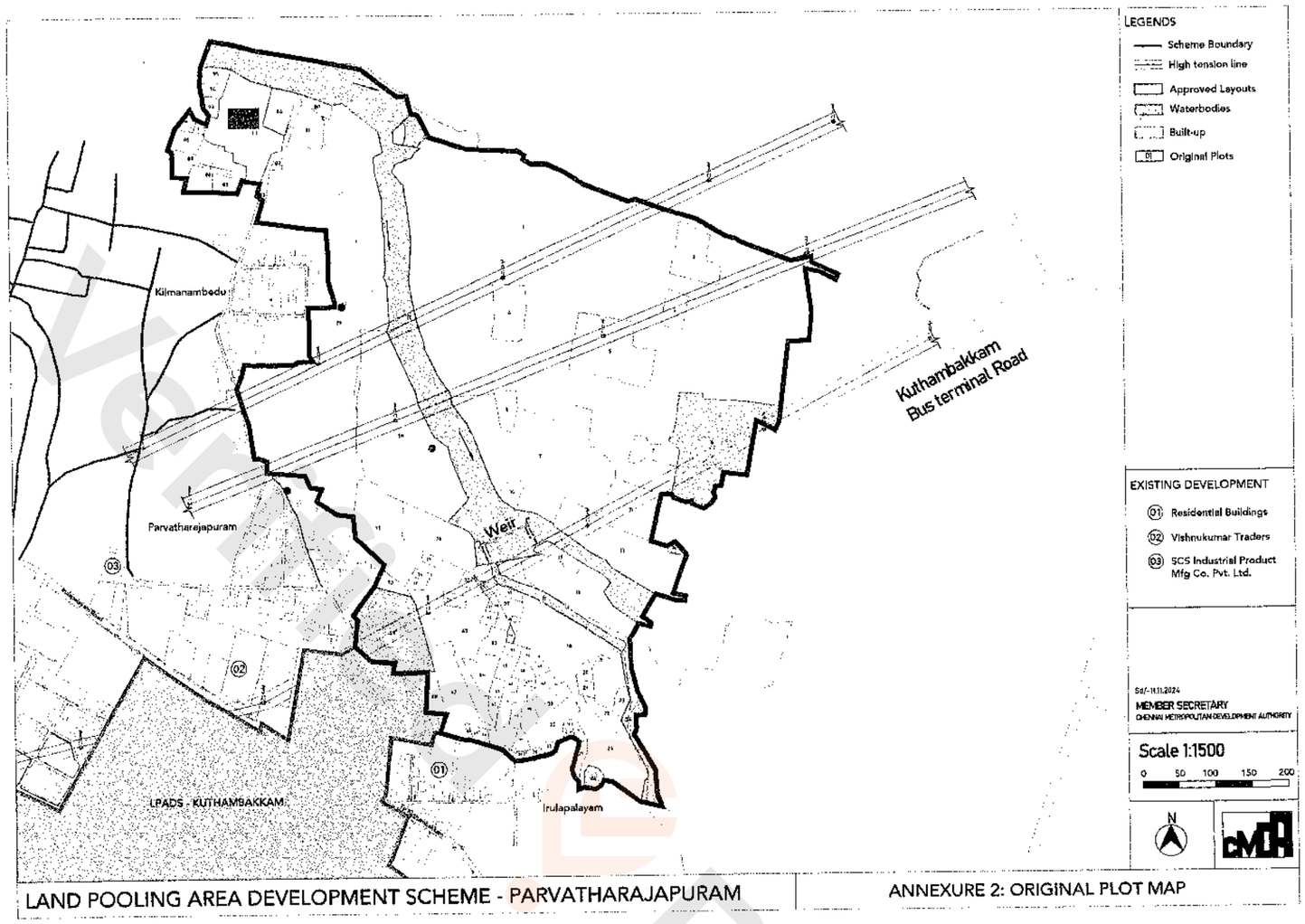
4. A copy of the Draft Scheme in Annexures 1 to 9 is kept open for inspection, in the Master Plan Unit, Fifth Floor, West Wing of Chennai Metropolitan Development Authority, Thalamuthu Natarajan Building, No. 1, Gandhi Irwin Road, Egmore, Chennai-600008. on all working days between 3.00 p.m. to 5.00 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.

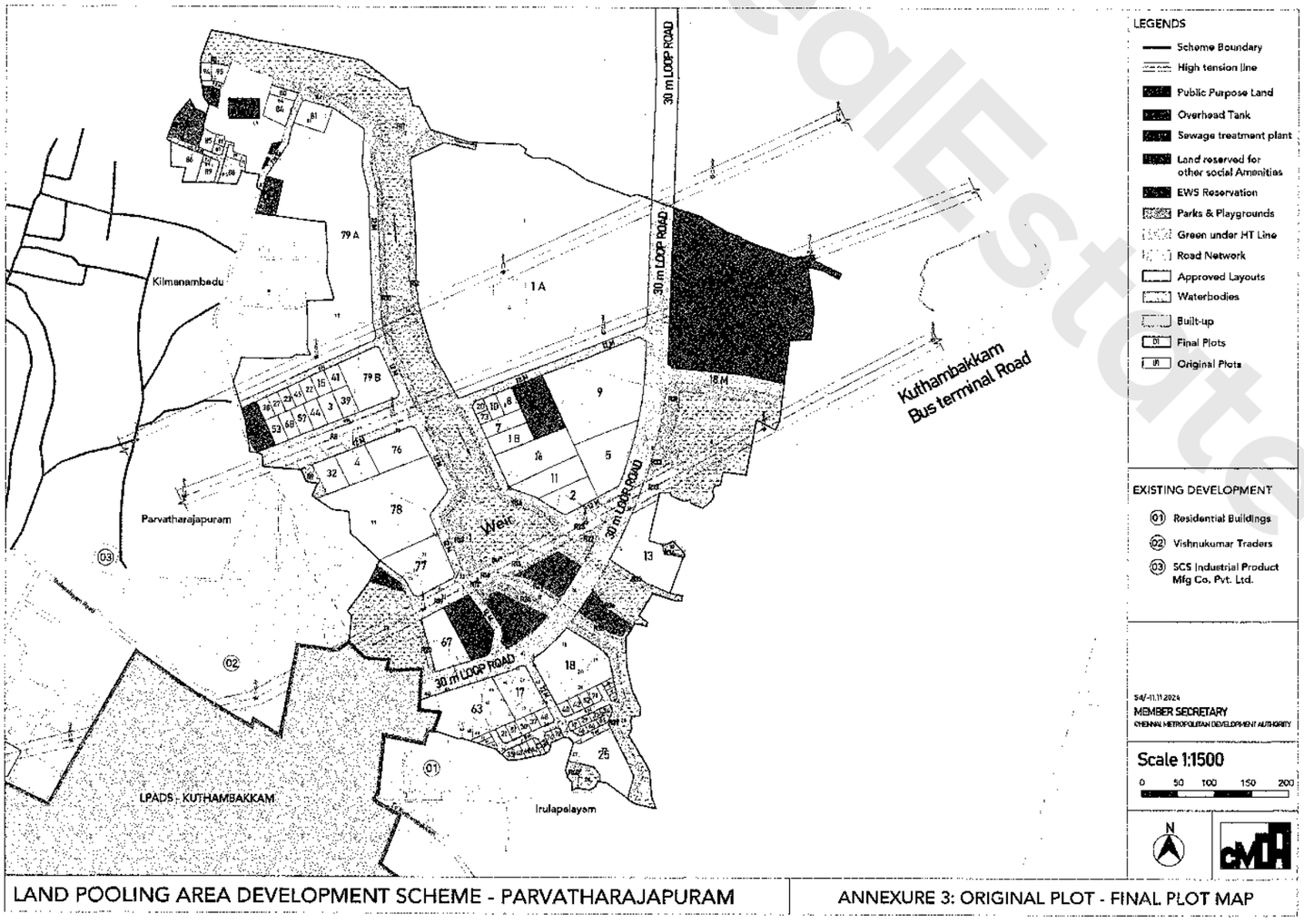
G. PRAKASH,
Principal Secretary/ Member Secretary,
Chennai Metropolitan Development Authority.



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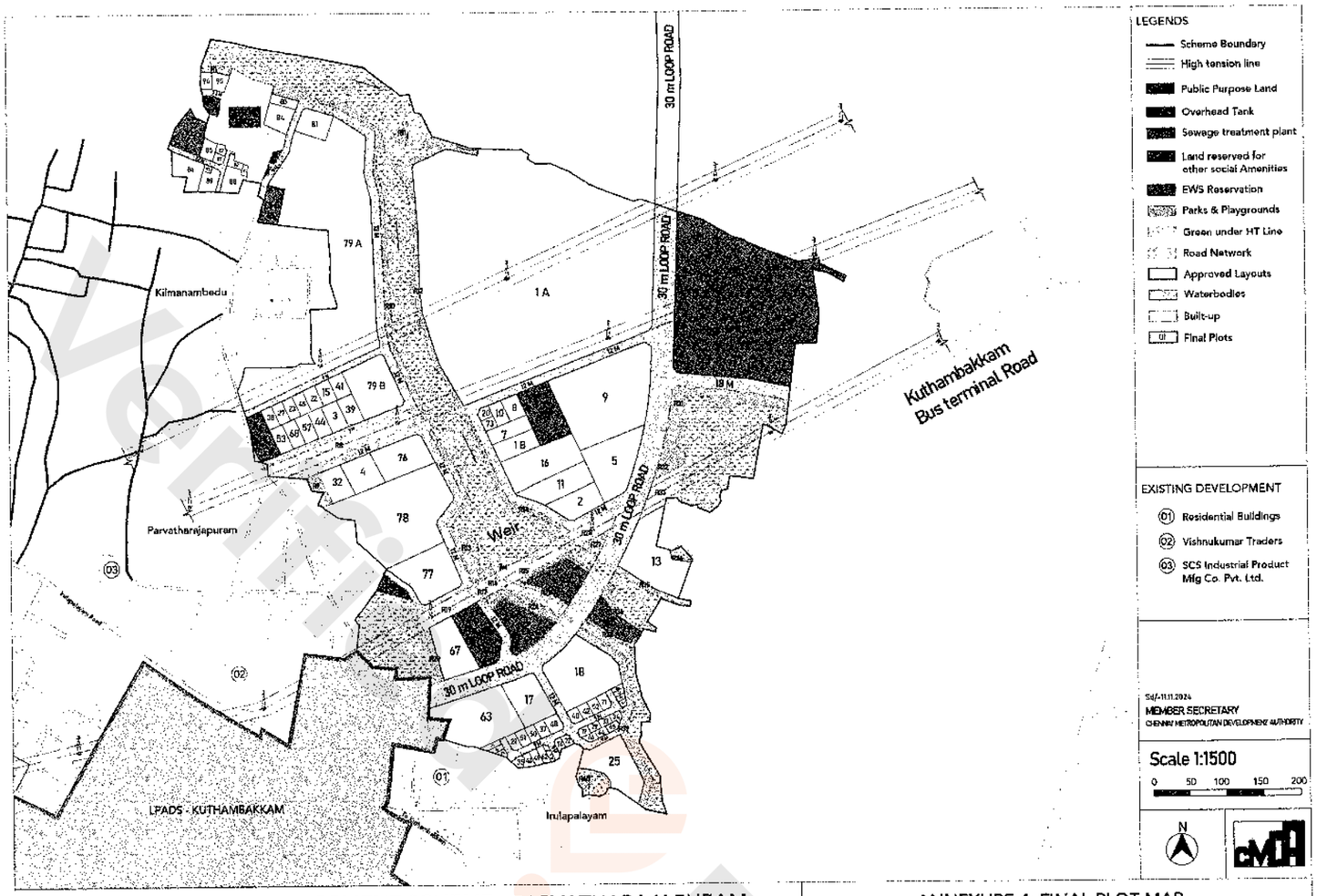


LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM | ANNEXURE 2: ORIGINAL PLOT MAP



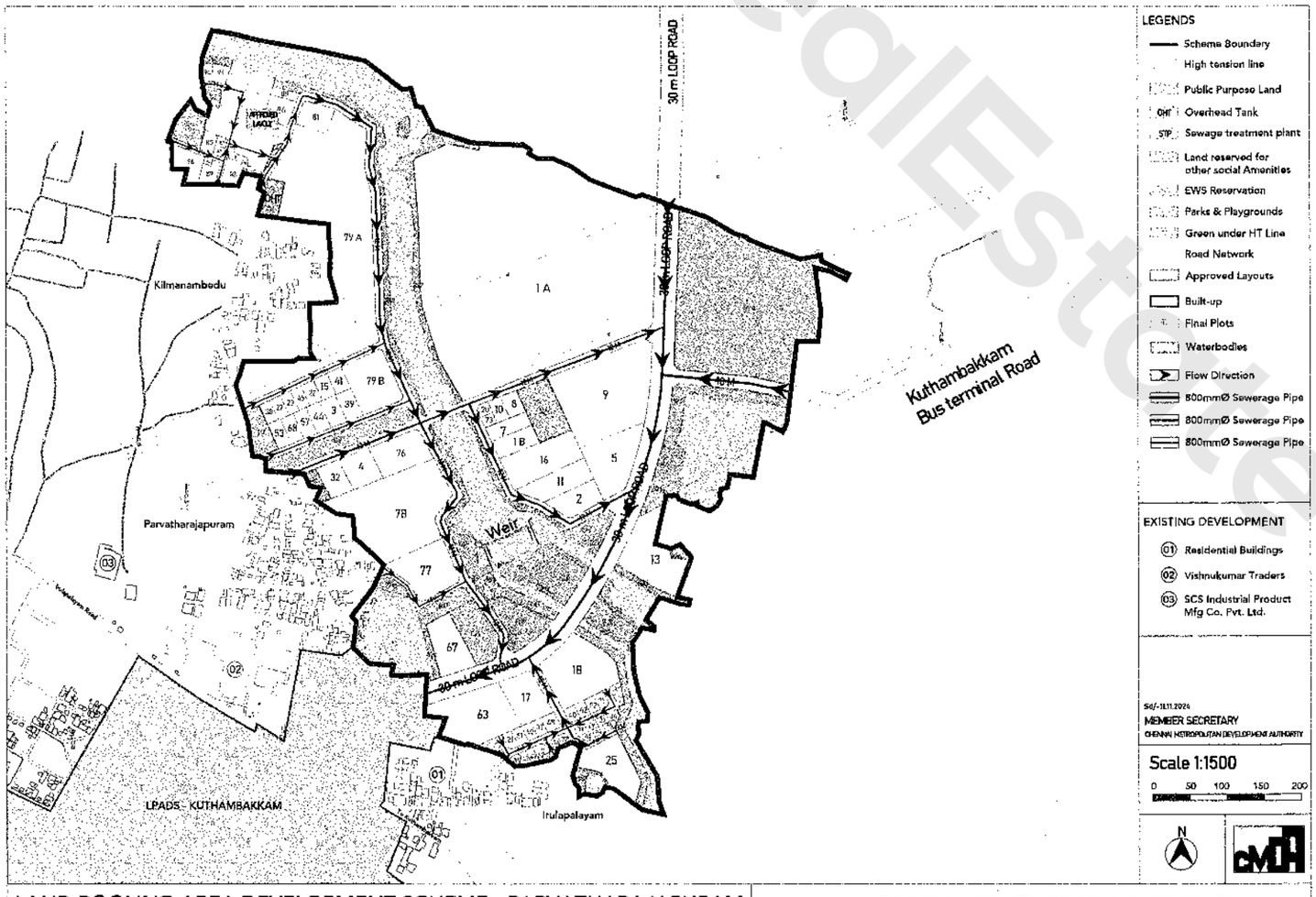
LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM | ANNEXURE 3: ORIGINAL PLOT - FINAL PLOT MAP

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LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

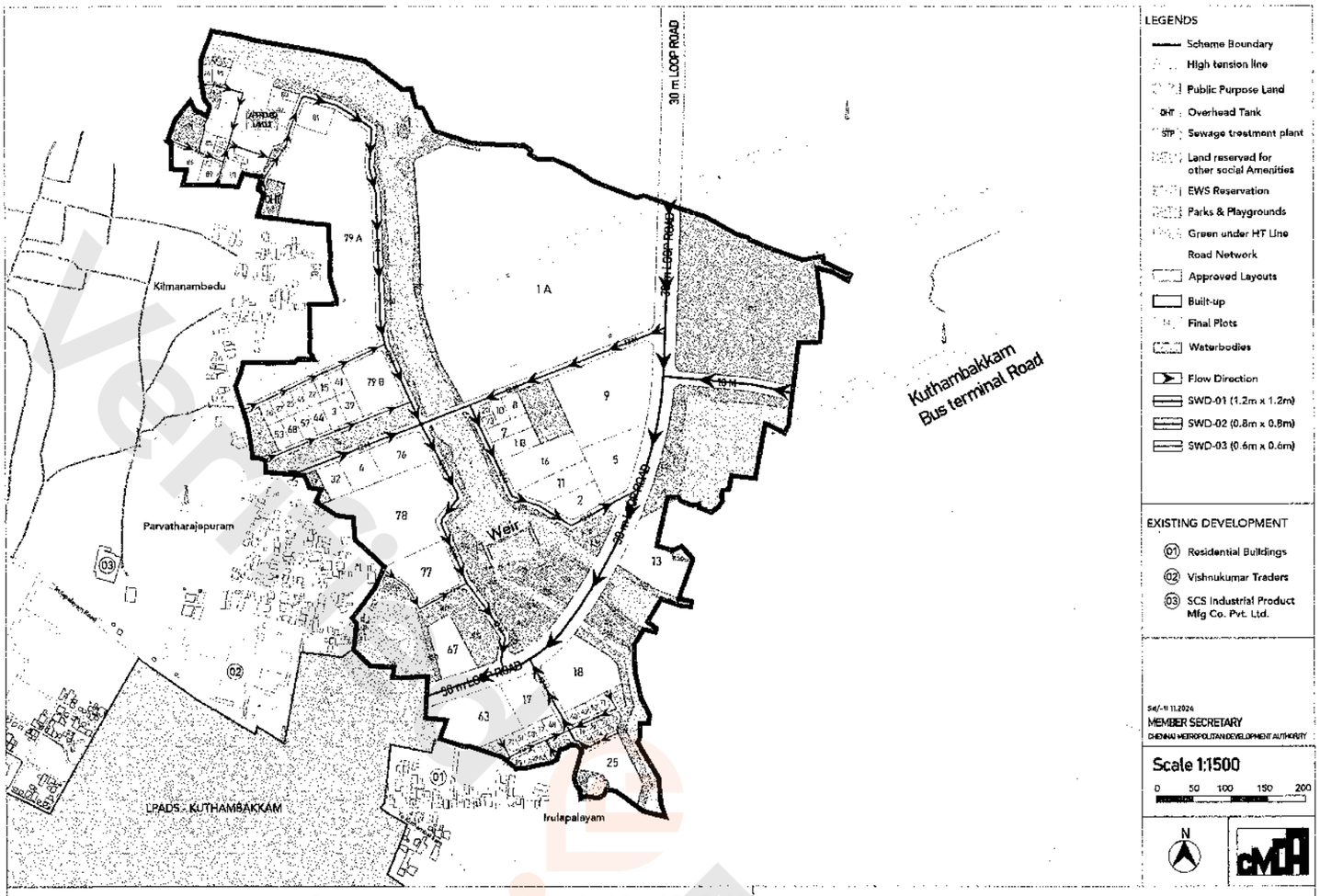
ANNEXURE 4: FINAL PLOT MAP



LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

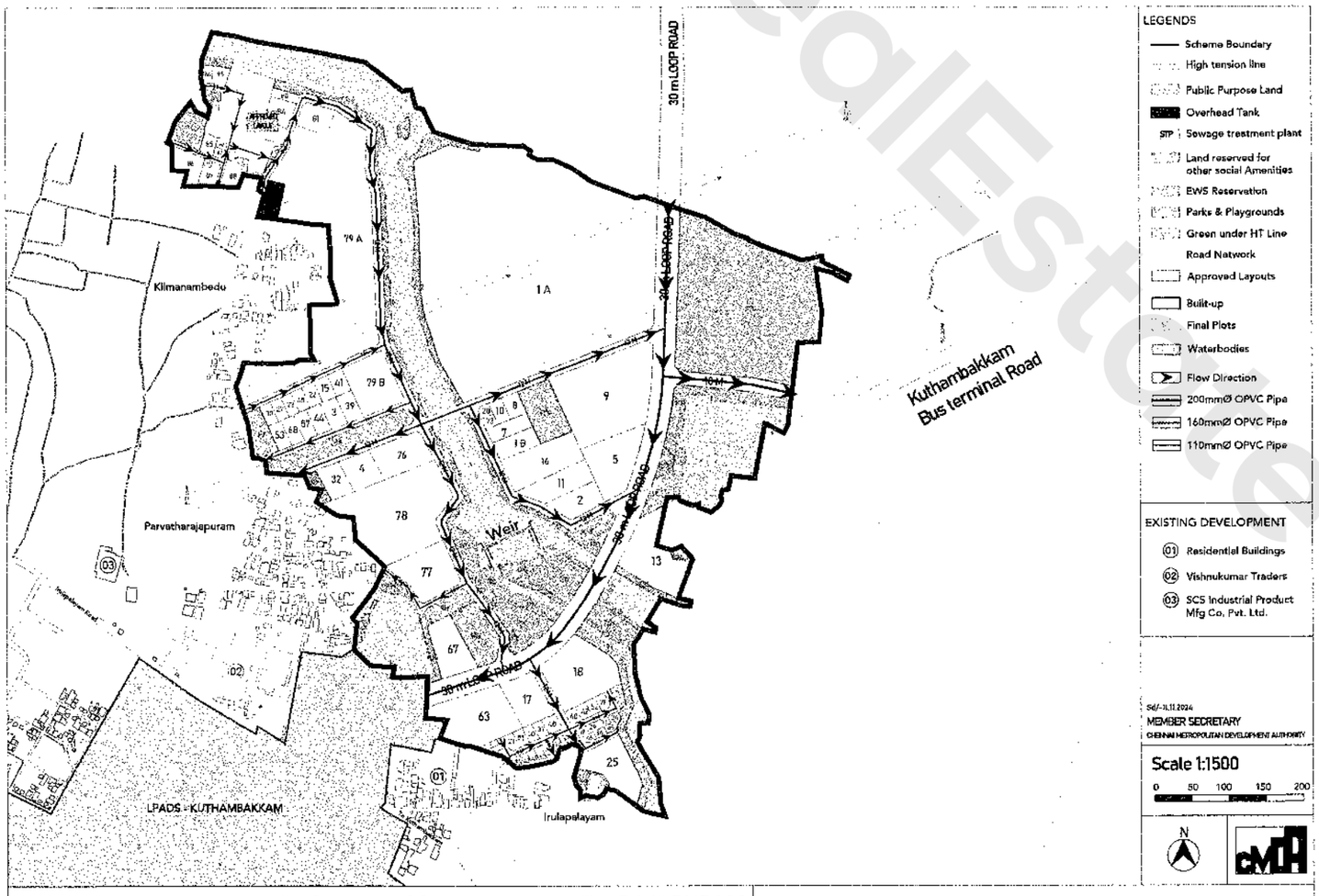
ANNEXURE 5A: INFRASTRUCTURE MAP - SEWERAGE

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LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

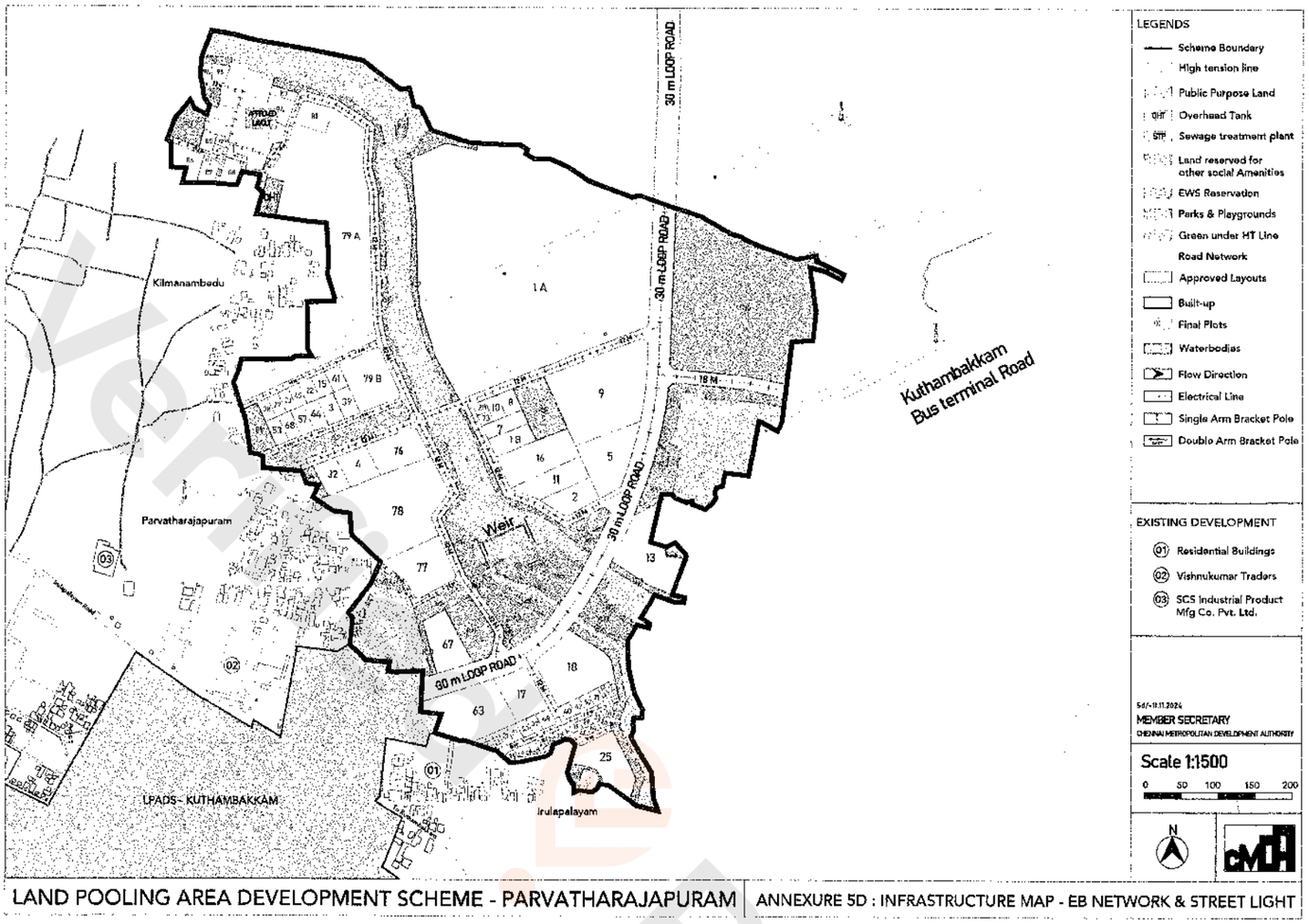
ANNEXURE 5B: INFRASTRUCTURE MAP - STORM WATER DRAIN



LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

ANNEXURE 5C : INFRASTRUCTURE MAP - WATER SUPPLY

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LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM | ANNEXURE 5D : INFRASTRUCTURE MAP - EB NETWORK & STREET LIGHT

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 01, Name of the LPADS: Parvatharajapuram 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 (60% of Column 12) in Rs.	Compensation, if any under section 39-G(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 12,13,14 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 8(b) in Rs.	Column 10 (a) minus column 8(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
1	Tamilnadu Veetu Vasathi Variyam (TNHB)	NIL	Parvatharajapuram	57/3, 57/1, 58, 60/2, 28/3A, 28/2A, 78/4, 78/1B, 69/1, 60/1B, 60/1A, 61/1C, 78/2, 83, 78/1A, 61/1C, 64, 28/1, 78/1, 62, 77/1, 27/3, 61/2, 65/1, 27/1, 75/1C, 73/2, 61/1A, 65/2B, 28, 75/1B, 26, 64, 65/3A, 72/2, 83, 75/2, 78/1A, 80/3, 74, 66/2, 68, 66, 72/1, 87/2, 92, 67, 71/3, 71/2, 71/1, 68/1, 87/1, 88/2, 88/3, 88, 70, 91, 85/1, 89/2, 90/1, 89/2, 112/1, 85/3B, 85/2A, 86/1, 27/2, 73/1.	1	145850	8,64,03,938	8,64,03,938	1	87391	5,31,12,819	5,31,12,819	10,62,25,638	10,62,25,638	-3,22,91,119	5,31,12,819	2,85,56,410	-	-57,34,709	
2	Loganathan	NIL	Parvatharajapuram	65	2	3550	21,83,013	21,83,013	2	2133	13,17,871	13,17,871	26,03,656	26,03,656	-8,75,141	11,86,084	5,93,042	-	-2,82,099	
3	Balakrishnan	NIL	Parvatharajapuram	61/1B	3	1500	9,26,925	9,26,925	3	900	5,67,215	5,67,215	10,00,823	10,00,823	-3,59,410	3,33,608	1,86,804	-	-92,606	
4	Munisamy Naidu	NIL	Parvatharajapuram	4	3300	20,38,575	20,38,575	4	1982	15,66,720	15,66,720	28,18,297	28,18,297	-4,72,855	12,52,578	6,26,289	-	1,53,434		
5	Munisamy Naidu	NIL	Parvatharajapuram	78/2B	5	8200	50,65,550	50,65,550	5	4916	30,37,087	30,37,087	55,03,844	55,03,844	-20,28,463	54,66,757	27,33,378	-	7,04,915	
6	Government Land - Vaikkal	NIL	Parvatharajapuram	46, 56, 28/2B, 60/3, 58/2, 28/3B, 28	6	13900	-	-	6	14295	-	-	-	-	-	-	-	-		No reductions due to Govt Waterbody
7	Lalitha Devi Ammal	NIL	Parvatharajapuram	67/2	7	2000	12,35,500	12,35,500	7	1291	7,41,883	7,41,883	12,61,167	12,61,167	-4,82,617	5,19,304	2,59,652	-	-2,33,965	
8	Velayutha Mudhaliar	NIL	Parvatharajapuram	66/2	8	1250	7,72,188	7,72,188	8	751	4,63,920	4,63,920	8,03,096	8,03,096	-3,09,267	1,39,176	69,588	-	-2,39,679	
9	Lalitha Devi Ammal	NIL	Parvatharajapuram	59/2, 55, 78/2, 78/1, 81, 82/1,	9	21700	1,34,05,175	1,34,39,497	9	13018	80,40,580	80,40,580	2,09,05,507	2,09,05,507	-53,88,917	1,28,84,927	64,32,464	-	10,33,946	
10	Tamilnadu Veetu Vasathi Variyam (TNHB)	NIL	Parvatharajapuram	80/1	10	950	5,86,663	5,86,663	10	572	3,53,085	3,53,085	3,53,085	3,53,085	-2,33,798	-	-	-	-2,33,798	
11	Loganathan	NIL	Parvatharajapuram	54	11	4750	29,03,425	29,03,425	11	2861	17,48,682	17,48,682	22,73,286	22,73,286	-11,54,743	5,24,604	2,62,302	-	-8,92,441	
12	Government Land - Vaikkal	NIL	Parvatharajapuram	51/1	12	350	-	-	12	273	-	-	-	-	-	-	-	-		No reductions due to Govt Waterbody
13	Tamilnadu Veetu Vasathi Variyam (TNHB)	NIL	Parvatharajapuram	51/2, 52, 53,	13	9600	59,30,400	59,30,400	13	5784	35,80,883	35,80,883	72,99,811	72,99,811	-23,69,817	37,38,928	18,69,464	-	-5,00,053	
14	Government Land - Madavu	NIL	Parvatharajapuram	59/2, 59/3, 59/6, 59/7, 59/8/4, 59/9, 59/8, 112/2A, 158/2, 159, 160, 112/2B,	14	48050	-	-	14	48079	-	-	-	-	-	-	-	-		No reductions due to Govt Waterbody
15	Hindu	NIL	Kuthambakkam	599/1, 599/2,	15	1050	6,48,838	6,48,838	15	630	4,67,051	4,67,051	4,67,051	4,67,051	-1,81,588	-	-	-	-1,81,588	
16	Sanjay Bansali	NIL	Kuthambakkam	589/2A5, 589/2A4, 590/3B, 591, 589/1, 589/3A, 585/2A3,	16	7700	84,36,400	84,36,400	16	4622	28,55,100	28,55,100	72,89,585	72,89,585	-55,81,300	44,25,405	22,12,702	-	-33,68,598	
17	1.Sanjay Bansali 2. KM Basuri	NIL	Kuthambakkam	585/2A2	17	5150	31,81,413	31,81,413	17	3092	19,27,108	19,27,108	1,61,19,837	1,61,19,837	41,45,695	87,92,528	43,96,265	-	85,41,960	
18	M/s Theta Rise Developers	NIL	Kuthambakkam	585/2G2, 585/2F, 585/2E4, 585/2D, 585/2C1, 585/2B, 585/2G1, 585/2E1, 585/2E2, 585/2E3, 585/2C2,	18	11100	1,22,01,388	1,22,01,388	18	6664	67,34,428	67,34,428	1,31,89,184	1,31,89,184	-54,66,960	74,54,756	37,27,378	-	-27,39,582	
19	Rukmanianmal	NIL	Kuthambakkam	582/2	19	300	1,85,325	1,85,325	19	181	2,56,655	2,56,655	4,10,616	4,10,616	71,310	1,63,961	76,980	-	1,48,300	
20	Kannayappan	NIL	Kuthambakkam	582/1A	20	450	2,77,988	2,77,988	20	271	1,87,272	1,87,272	2,90,728	2,90,728	-1,10,716	33,454	16,727	-	-93,989	
21	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	582/1B	21	500	3,08,875	3,08,875	21	310	7,33,533	7,33,533	8,80,240	8,80,240	4,24,658	1,46,707	73,353	-	4,98,011	
22	Rukmanianmal	NIL	Kuthambakkam	582/1C	22	950	5,86,863	5,86,863	22	570	4,16,813	4,16,813	5,44,456	5,44,456	-1,68,050	1,25,844	62,922	-	-1,05,128	
23	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	582/4, 582/3A1, 582/3A2	23	750	4,63,313	4,63,313	23	450	9,32,547	9,32,547	4,32,312	4,32,312	-1,30,766	99,764	49,882	-	-80,883	
24	Government Land - Odai	NIL	Kuthambakkam	598	24	3500	-	-	24	3969	-	-	-	-	-	-	-	-		No reductions due to Govt Waterbody
25	Muniammal	NIL	Kuthambakkam	592/6	25	6800	42,00,700	42,00,700	25	4092	25,21,675	25,21,675	32,78,178	32,78,178	-16,79,025	7,56,503	3,78,251	-	-13,00,773	
26	Government Land - Kuttai	NIL	Kuthambakkam	581	26	650	-	-	26	706	-	-	-	-	-	-	-	-		No reductions due to Govt Waterbody
27	Varadhan	NIL	Kuthambakkam	592/5	27	750	4,63,313	4,63,313	27	450	3,33,358	3,33,358	3,33,358	3,33,358	-1,29,944	-	-	-	-1,29,944	
28	Govindhan & others	NIL	Kuthambakkam	593/1A	28	150	3,55,500	3,55,500	28	94	2,23,635	2,23,635	2,23,635	2,23,635	-1,31,865	-	-	-	-1,31,865	
29	Chakarapani	NIL	Kuthambakkam	593/1C	29	300	7,11,000	7,11,000	29	182	1,12,238	1,12,238	1,12,238	1,12,238	-5,98,762	-	-	-	-5,98,762	
30	Shri Jeganathen & others	NIL	Kuthambakkam	593/2	30	150	3,55,500	3,55,500	30	97	59,833	59,833	59,833	59,833	-2,95,667	-	-	-	-2,95,667	
31	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	593/1B	31	150	3,55,500	3,55,500	31	91	56,261	56,261	56,261	56,261	-2,99,239	-	-	-	-2,99,239	
32	UmaDevi	NIL	Kuthambakkam	593/3E	32	2450	58,06,500	58,06,500	32	1471	10,69,344	10,69,344	12,83,212	12,83,212	-47,37,156	2,13,868	1,06,934	-	-46,30,222	
33	Jagatheesan & others	NIL	Kuthambakkam	593/5	33	300	7,11,000	7,11,000	33	181	1,11,583	1,11,583	1,11,583	1,11,583	-5,99,417	-	-	-	-5,99,417	
34	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	593/4	34	300	7,11,000	7,11,000	34	182	1,12,289	1,12,289	1,12,289	1,12,289	-5,98,711	-	-	-	-5,98,711	
35	Devan	NIL	Kuthambakkam	584/2	35	250	5,93,500	10,48,027	35	198	4,64,500	9,20,027	4,64,500	9,20,027	-1,28,000	-	-	-	-1,28,000	
36	Elagovan	NIL	Kuthambakkam	594/1	36	150	3,55,500	3,55,500	36	61	65,970	65,970	65,970	65,970	-2,89,530	-	-	-	-2,89,530	
37	Natesan & others	NIL	Kuthambakkam	595/1	37	600	13,03,500	13,03,500	37	330	7,83,041	7,83,041	7,83,041	7,83,041	-5,20,459	-	-	-	-5,20,459	

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 01, Name of the LPADS: Parvatharajapuram 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									
											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	Column 9 (b) minus column 8(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
38	S Rajendran & others	NIL	Kuthambakkam	563/3D	38	750	17,77,500	17,77,500	38	452	4,08,130	4,08,130	5,30,569	5,30,569	-13,69,370	1,22,439	61,220	-	-13,08,150	
39	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	563/3C	39	1500	35,55,000	35,55,000	39	900	6,59,014	6,59,014	6,59,014	6,59,014	-28,95,986	-	-	-	-28,95,986	
40	Mayakumar S & Others	NIL	Kuthambakkam	585/2C	40	500	11,85,000	11,85,000	40	301	7,08,244	7,08,244	11,33,190	11,33,190	-4,76,756	4,24,949	2,12,473	-	-2,64,283	
41	Balakrishnan	NIL	Kuthambakkam	567/2, 585/2B3, 585/2B2	41	1100	26,07,000	26,07,000	41	660	4,89,294	4,89,294	4,89,294	4,89,294	-21,17,706	-	-	-	-21,17,706	
42	Natesan & others	NIL	Kuthambakkam	598/2	42	500	11,85,000	11,85,000	42	301	2,84,464	2,84,464	2,84,464	2,84,464	-9,00,536	-	-	-	-9,00,536	
43	Cholaiyan & others	NIL	Kuthambakkam	598/1	43	400	9,48,000	9,48,000	43	241	5,70,788	5,70,788	5,70,788	5,70,788	-3,77,212	-	-	-	-3,77,212	
44	Energy Bramma Infra Private Limited	NIL	Kuthambakkam	568/2C, 569/3,	44	1300	30,81,000	30,81,000	44	780	5,78,257	5,78,257	5,78,257	5,78,257	-25,02,743	-	-	-	-25,02,743	
45	Muthukrishnan	NIL	Kuthambakkam	585/4	45	800	18,96,000	18,96,000	45	480	3,43,111	3,43,111	3,43,111	3,43,111	-15,52,889	-	-	-	-15,52,889	
46	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	587/1	46	300	7,11,000	7,11,000	46	181	1,69,970	1,69,970	2,71,952	2,71,952	-5,41,030	1,01,982	50,991	-	-4,90,039	
47	Kalaiselvan & others	NIL	Kuthambakkam	569/2B1	47	150	3,55,500	3,55,500	47	90	55,758	55,758	55,758	55,758	-2,99,742	-	-	-	-2,99,742	
48	Seroja & others	NIL	Kuthambakkam	583/3B	48	750	17,77,500	17,77,500	48	452	10,70,131	10,70,131	17,12,210	17,12,210	-7,07,368	8,42,079	4,21,039	-	-3,86,329	
49	S Balakrishnan & others	NIL	Kuthambakkam	583/3A	49	400	9,48,000	9,48,000	49	241	5,70,580	5,70,580	5,70,580	5,70,580	-3,77,420	-	-	-	-3,77,420	
50	Balakrishnan	NIL	Kuthambakkam	585/2A	50	550	13,03,500	13,03,500	50	331	7,83,864	7,83,864	7,83,864	7,83,864	-5,19,636	-	-	-	-5,19,636	
51	Kumaraguru & others	NIL	Kuthambakkam	585/3B	51	550	13,03,500	13,03,500	51	331	7,85,396	7,85,396	7,85,396	7,85,396	-5,18,104	-	-	-	-5,18,104	
52	Varadhan & others	NIL	Kuthambakkam	585/3A	52	500	11,85,000	11,85,000	52	300	1,85,477	1,85,477	1,85,477	1,85,477	-9,99,523	-	-	-	-9,99,523	
53	D Manivannan & others	NIL	Kuthambakkam	589/2A	53	1150	27,25,500	27,25,500	53	690	7,42,340	7,42,340	9,65,042	9,65,042	-18,83,160	2,22,702	1,11,351	-	-18,71,809	
54	Government Land - Rudraboomi-1	NIL	Kuthambakkam	570/2	54	300	-	-	54	189	-	-	-	-	-	-	-	-	-	Government Land
55	Energy Bramma Infra Private Limited	NIL	Kuthambakkam	570/1B	55	200	4,74,000	4,74,000	55	129	2,98,336	2,98,336	2,98,336	2,98,336	-1,75,664	-	-	-	-1,75,664	
56	Ethiraj	NIL	Kuthambakkam	572/5C	56	50	1,18,500	1,18,500	56	30	71,100	71,100	71,100	71,100	-47,400	-	-	-	-47,400	FP Area less than 50sqm. Compensation to be provided
57	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	572/5A, 572/5B, 570/1A, 572/2C, 572/1C3, 572/1C2, 572/1C1,	57	1250	29,62,500	29,62,500	57	750	5,56,037	5,56,037	7,22,847	7,22,847	-24,06,463	1,66,811	83,405	-	-23,23,058	
58	Government Land - Vendipaadhal	NIL	Kuthambakkam	571	58	400	-	-	58	400	-	-	-	-	-	-	-	-	-	Government Land retained as road
59	Government Land - Vellaal	NIL	Kuthambakkam	572/1B	59	250	-	-	59	269	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
60	Government Land - Vandipaadhal	NIL	Kuthambakkam	572/2B	60	250	-	-	60	250	-	-	-	-	-	-	-	-	-	Government Land retained as road
61	Remasamy	NIL	Kuthambakkam	572/2A	61	100	2,37,000	2,37,000	61	63	1,49,038	1,49,038	1,49,038	1,49,038	-87,962	-	-	-	-87,962	
62	Kanagavalli	NIL	Kuthambakkam	572/4	62	400	9,48,000	9,48,000	62	241	5,70,254	5,70,254	5,70,254	5,70,254	-3,77,746	-	-	-	-3,77,746	
63	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	569/4, 569/5, 569/2B, 575/1, 575/2D, 575/2B, 574, 573/9D, 573/9B 572/1A3, 573/9C, 575/2A, 573/8B, 571/7C, 573/7B, 573/7A, 572/1A2, 573/4C, 573/5B, 573/6A, 573/5A, 572/1A1, 573/2B2, 573/2B1, 573/3B, 573/3A, 573/2A2, 573/1B, 573/2A1,	63	11250	2,66,62,500	2,66,62,500	63	6751	1,60,00,197	1,60,00,197	4,16,00,512	4,16,00,512	-1,06,62,303	2,56,00,315	1,28,00,158	-	21,37,855	
64	N S Babu	NIL	Kuthambakkam	588/3	64	300	7,11,000	7,11,000	64	181	1,11,791	1,11,791	1,11,791	1,11,791	-5,99,209	-	-	-	-5,99,209	
65	Balakrishnan	NIL	Kuthambakkam	588/2	65	300	7,11,000	7,11,000	65	180	1,11,206	1,11,206	1,11,206	1,11,206	-5,99,794	-	-	-	-5,99,794	
66	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	568/1	66	150	3,55,500	3,55,500	66	90	2,13,675	2,13,675	2,56,650	2,56,650	-1,41,825	42,775	21,388	-	-1,20,437	
67	Sanjay Bansall	NIL	Kuthambakkam	575/2L, 575/2I, 575/2J, 575/2K, 575/2H, 575/2G, 575/2F, 575/2E, 575/2D,	67	5450	1,29,16,500	1,29,16,500	67	3271	77,51,831	77,51,831	1,62,78,848	1,62,78,848	-51,64,669	85,27,015	42,63,507	-	-9,01,161	
68	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	575/3	68	1150	27,25,500	27,25,500	68	691	5,12,024	5,12,024	6,65,632	6,65,632	-22,13,476	1,53,807	76,904	-	-21,36,572	
69	Government Land - Kuttai	NIL	Kuthambakkam	581/2	69	9250	-	-	69	8065	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
70	Government Land - Rudraboomi-2	NIL	Kuthambakkam	581/1	70	750	-	-	70	789	-	-	-	-	-	-	-	-	-	Government Land
71	Paraniyappan	NIL	Kuthambakkam	573/8A, 573/8C,	71	500	11,85,000	11,85,000	71	307	1,89,588	1,89,588	2,84,353	2,84,353	-9,95,432	94,784	47,392	-	-9,48,040	
72	Palaniyappan	NIL	Kuthambakkam	573/3D, 573/3C,	72	300	7,11,000	7,11,000	72	180	4,28,605	4,28,605	6,10,549	6,10,549	-2,84,395	3,89,944	1,91,972	-	-92,423	
73	Palaniyappan	NIL	Kuthambakkam	573/4A	73	450	10,66,500	10,66,500	73	270	1,66,876	1,66,876	1,66,876	1,66,876	-8,99,624	-	-	-	-8,99,624	
74	Vasanth P	NIL	Kuthambakkam	573/1C	74	300	7,11,000	7,11,000	74	181	4,29,210	4,29,210	5,15,051	5,15,051	-2,81,790	85,842	42,921	-	-2,38,870	
75	Chokkammal	NIL	Kuthambakkam	573/1A	75	250	5,92,500	5,92,500	75	152	4,32,066	4,32,066	4,32,066	4,32,066	-1,60,434	-	-	-	-1,60,434	
76	M/s Theta Rise Developers	NIL	Kuthambakkam	585/2A1, 585/5,	76	5450	33,66,738	33,66,738	76	3270	20,20,185	20,20,185	32,32,295	32,32,295	-13,46,553	12,12,111	6,06,055	-	-7,40,497	

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 01, Name of the LPADS: Parvatharajapuram 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									
											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	Column 9 (b) minus column 8(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
77	Gokilamma	NIL	Kuthambakkam	583, 582, 584	77	7950	1,81,30,500	1,81,30,500	77	4590	95,88,936	95,88,936	1,53,07,098	1,53,07,098	-85,93,564	57,40,182	28,70,091	-	-56,93,473	
78	Thanachelvan	NIL	Kuthambakkam	585/7, 585/6, 585/5, 585/4,	78	22800	1,39,51,150	1,39,95,472	78	13581	1,80,28,982	1,80,28,982	2,65,44,973	2,65,44,973	50,34,510	85,14,891	42,57,466	-	92,92,006	
79	Tamilnadu Veetu Vasathi Variyam (TNHB)	NIL	Parvatharajapuram	116/1, 128/3, 128/2, 116/2, 128/1, 115/6, 115/5, 115/4, 129/2, 129/3A1, 129/3A2A, 129/3B2, 113/3A, 115/3B, 115/1, 114/2, 114/1B, 113/1B2, 114/1A2B, 113/1B1, 113/1A2, 114/1A2A, 113/1A1, 151, 150/1, 114/1A1, 150/6, 150/5, 152/2B3B, 152/2B3A, 152/2B1, 150/4, 150/3, 150/2, 166, 152/1B, 155, 152/1A, 157/2B, 154, 157/1, 128/1, 129/3B1, 129/3A2C, 129/3A2B, 115/2, 116/3,	79	61100	4,84,62,533	4,95,22,377	79	36661	2,37,10,004	2,37,89,848	4,74,20,007	4,74,79,851	-2,57,52,529	2,37,10,004	1,18,55,002	-	-1,38,97,527	
80	Government Land - Nenjil Theriu	NIL	Parvatharajapuram	156/1	80	750	-	-	80	450	2,57,404	2,57,404	2,57,404	2,57,404	2,57,404	-	-	-	2,57,404	
81	Arulmigu Dharmaraja Swamy Kovil & others	NIL	Parvatharajapuram	153	81	2550	15,75,283	15,75,283	81	1530	9,22,738	9,22,738	11,07,287	11,07,287	-8,52,524	1,84,548	92,274	-	-5,60,250	
82	Government Land - Mandaiveli	NIL	Parvatharajapuram	149	82	300	-	-	82	180	1,55,783	1,55,783	1,55,783	1,55,783	1,55,783	-	-	-	1,55,783	
83	Government Land - Vandipaadhal	NIL	Parvatharajapuram	148	83	1600	-	-	83	1600	-	-	-	-	-	-	-	-	-	Retained in FP as road
84	Akilesan	NIL	Parvatharajapuram	146	84	1950	12,04,613	12,04,613	84	1171	6,96,718	6,96,718	6,96,718	6,96,718	-5,07,895	-	-	-	-5,07,895	
85	Jayaraman	NIL	Parvatharajapuram	141/5B	85	800	6,91,860	6,91,860	85	480	4,15,143	4,15,143	4,15,143	4,15,143	-2,76,737	-	-	-	-2,76,737	
86	Balakrishnan	NIL	Parvatharajapuram	141/4, 141/5A, 141/2B,	86	2500	21,62,125	21,62,125	86	1500	12,97,467	12,97,467	12,97,467	12,97,467	-8,64,658	-	-	-	-8,64,658	
87	Arulmigu Dharmaraja Swamy Kovil & others	NIL	Parvatharajapuram	141/3	87	300	2,59,455	2,59,455	87	180	1,55,716	1,55,716	1,88,859	1,88,859	-1,03,739	33,143	16,572	-	-86,167	
88	Jayaraman	NIL	Parvatharajapuram	141/1B, 141/2A,	88	1800	12,97,275	12,97,275	88	981	7,78,815	7,78,815	7,78,815	7,78,815	-5,18,460	-	-	-	-5,18,460	
89	Balakrishnan	NIL	Parvatharajapuram	141/1A	89	1150	9,94,578	9,94,578	89	690	6,01,913	6,01,913	7,22,296	7,22,296	-3,92,684	1,20,383	60,191	-	-3,32,493	
90	P Chokkuvel	NIL	Parvatharajapuram	142/1	90	350	2,18,213	2,18,213	90	249	2,15,634	2,18,634	2,58,781	2,58,781	-578	43,127	21,563	-	20,985	
91	Rathavam	NIL	Parvatharajapuram	142/2A	91	190	1,17,373	1,17,373	91	115	99,116	99,116	99,116	99,116	-18,257	-	-	-	-18,257	
92	Sangeetha	NIL	Parvatharajapuram	142/2B	92	160	98,840	98,840	92	97	84,088	84,088	84,088	84,088	-14,752	-	-	-	-14,752	
93	Government Land - Rudraboomi-3	NIL	Parvatharajapuram	143	93	800	-	-	93	544	-	-	-	-	-	-	-	-	-	Government Land
94	Kumar & others	NIL	Parvatharajapuram	144/3	94	900	3,70,650	3,70,650	94	380	2,22,605	2,22,605	2,22,605	2,22,605	-1,48,045	-	-	-	-1,48,045	
95	Venkatachalam & others	NIL	Parvatharajapuram	144/2, 144/1,	95	850	5,25,088	5,25,088	95	512	3,18,184	3,18,184	3,79,420	3,79,420	-2,06,904	63,237	31,618	-	-1,77,286	
96	Reserved for Park	NIL							R1	426.8			-	-						
97	Reserved for EWS	NIL							R3	1913.7			2,39,72,233	2,39,72,233						
98	Reserved for Public Purpose	NIL							R4	149.1			44,79,404	44,79,404						
99	Reserved for Public Purpose	NIL							R5	59.2			17,78,421	17,78,421						
100	Reserved for Amenities	NIL							R6	1260.5			1,55,92,937	1,55,92,937						
101	Reserved for Public Purpose	NIL							R7	1709.7			5,13,51,287	5,13,51,287						
102	Open Space provided under HT Line	NIL							R8	4599.4			-	-						
103	Reserved for Park	NIL							R9	890.5			-	-						
104	Reserved for Park	NIL							R10	4279.8			-	-						
105	Reserved for Park	NIL							R11	371.5			-	-						
106	Reserved for Park	NIL							R12	4179.6			-	-						
107	Reserved for Park	NIL							R13	3164.7			-	-						
108	Reserved for Park	NIL							R14	1423.4			-	-						
109	Open Space provided under HT Line	NIL							R15	1464.5			-	-						
110	Open Space provided under HT Line	NIL							R16	385.3			-	-						
111	Open Space provided under HT Line	NIL							R17	60.6			-	-						
112	Open Space provided under HT Line	NIL							R19	1701.5			-	-						
113	Reserved for Park	NIL							R20	643.2			-	-						
114	Reserved for Public Purpose	NIL							R21	3368.9			19,11,86,280	19,11,86,280						
115	Reserved for Amenities	NIL							R23	3072.8			3,80,09,955	3,80,09,955						
116	Reserved for Park	NIL							R24	1424.5			-	-						
117	Reserved for Park	NIL							R25	1087.3			-	-						
118	Reserved for Amenities	NIL							R26	2693.9			3,33,24,122	3,33,24,122						

ANNEXURE 6

FORM - 8

Redistribution and Tentative valuation statement

Draft Scheme No: 61, Name of the LPADS: Parvatharajapuram 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-a(1)(i) 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	Column 9 (b) minus column 8(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
119	Reserved for Park	NIL							R27	818.0			-	-						
120	Open Space provided under HT Line	NIL							R28	1413.4			-	-						
121	Reserved for Public Purpose	NIL							R29	3558.3			10,88,74,747	10,88,74,747						
122	Reserved for Public Purpose	NIL							R30	34719.5			1,04,28,01,062	1,04,28,01,062						
123	Reserved for Park	NIL							R31	4035.8			-	-						
124	Reserved for Park	NIL							R32	610.9			-	-						
125	Open Space provided under HT Line	NIL							R33	1943.1			-	-						
126	Reserved for Park	NIL							R34	120.8			-	-						
127	Reserved for Park	NIL							R35	956.8			-	-						
128	Reserved for Park	NIL							R36	597.6			-	-						
129	Reserved for Amenities	NIL							R37	1911.4			2,36,43,992	2,36,43,992						
130	Reserved for Park	NIL							R38	443.5			-	-						
131	Reserved for Park	NIL							R39	3223.5			-	-						
132	Reserved for Park	NIL							R40	631.8			-	-						
133	Reserved for Park	NIL							R41	37.1			-	-						
														TOTAL	14,19,80,688	17,85,20,340	5,92,85,178		5,17,85,514	

Chennai - 600 008.
11th November 2025.

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

Annexure 7
Estimates of all works contemplated in the scheme
Draft LPADS - Parvatharajapuram
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	₹ 560,000,000.00
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 **.... Rs.41,110 .00 /no**	₹ 30,000,000.00
3	PROVIDING & LAYING WATER SUPPLY PIPELINE INCLUDING TREATMENT PLANT, PUMPING STATION, SUMP ,ESR ETC. COMPLETE	₹ 130,000,000.00
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	₹ 520,000,000.00
4	PROVIDING & LAYING STORM NETWORK LINES OF RCC NP3/NP4 Pipe INCLUSIVE ALL ANCILLARY CIVIL WORK ETC. COMPLETE	₹ 289,000,000.00
5	PLANTING OF AVENUE TREES OF 5.00 FEET HEIGHT INCLUDING NECESSARY EARTH WORK EXCAVATION, COST OF RED EARTH, SAND, MANURE.	₹ 3,000,000.00
	TOTAL COST OF WORK	**₹ 1,532,000,000.00**

Chennai - 600 008.
11th November 2025.

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

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Draft LPADS - Parvatharajapuram

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	811.50	811.50	4	3.50	2 way divided	**307680**	249682320
LPADS ROAD	18 mt WIDE	173.60	173.60	2	5.00	2 way undivided	**94,653**	16431760.8
LPADS ROAD	12 mt WIDE	1908	1908	2	3.50	2 way undivided	**63139**	120469212
LPADS ROAD	9 mt WIDE	1242.40	1242.40	2	3.00	2 way undivided	**54902**	68210244.8

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)**	**₹ 454,793,537.60**
ADD 15% ESCALATION FOR 2 YEARS		**(B)**	**₹ 68,219,030.64**
TOTAL		**(A) + (B)**	**₹ 523,012,568.24**
ADD 7% MICS. COST		**(C)**	**₹ 36,610,879.78**
GRAND TOTAL		**(A) + (B) + (C)**	**₹ 559,623,448.02**
		SAY	**₹ 560,000,000.00**

Draft LPADS - Parvatharajapuram

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	6	MLD	8,025,000.00	48,150,000.00
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 & 30 mt.	985.10	Rmt.	2,611.00	2,572,096.10
	160mm Dia OPVC Pipe200mm Dia OPVC Pipe Line Network (with excavation, valves, specials & valve chambers) - 12 mt.	1908	Rmt.	1,986.00	3,789,288.00
	110mm Dia OPVC Pipe Line Network (with excavation, valves, specials & valve chambers) - 9 mt.	1242.40	Rmt.	1,209.00	1,502,061.60
TOTAL				**(A)**	**₹ 98,813,445.70**
ADD 15% ESCALATION FOR 2 YEARS				**(B)**	**₹ 14,822,016.86**
TOTAL				**(A) + (B)**	**₹ 113,635,462.56**
ADD 7% MICS. COST				**(C)**	**₹ 7,954,482.38**
GRAND TOTAL				**(A) + (B) + (C)**	**₹ 121,589,944.93**
				SAY	**₹ 130,000,000.00**

Draft LPADS - Parvatharajapuram					
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.)	811.50	Rmt.	**56,894.04**	4,61,69,513.46
	800mm Dia RCC Spun Pipe (Sewerage Network with excavation,Refilling, sand bedding, pipe, manhole etc.)	3324.00	Rmt.	**10,336.00**	3,43,56,864.00
2	Sewerage Treatment Plant	4.8	MLD	6,42,00,000.00	30,81,60,000.00
2	Sewage Pumping Station (Civil, Electrical & Mechancal work)	1	No.	3,21,00,000.00	3,21,00,000.00
TOTAL				**(A)**	**₹ 420,786,377.46**
ADD 15% ESCALATION FOR 2 YEARS				**(B)**	**₹ 63,117,956.62**
TOTAL				**(A) + (B)**	**₹ 483,904,334.08**
ADD 7% MICS. COST				**(C)**	**₹ 33,873,303.39**
GRAND TOTAL				**(A) + (B) + (C)**	**₹ 517,777,637.46**
				SAY	**₹ 520,000,000.00**

Draft LPADS - Parvatharajapuram					
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 & 30 mt.	985.10	Rmt.	127,110.00	125,216,061.00
2	0.8x0.8m SWD Network (with excavation, valves, specials & valve chambers) - 12 mt.	1908	Rmt.	40,234.00	76,766,472.00
3	0.6x0.6m SWD Network (with excavation, valves, specials & valve chambers) - 9 mt.	1242.40	Rmt.	26,123.00	32,455,215.20
TOTAL				**(A)**	**₹ 234,437,748.20**
ADD 15% ESCALATION FOR 2 YEARS				**(B)**	**₹ 35,165,662.23**
TOTAL				**(A) + (B)**	**₹ 269,603,410.43**
ADD 7% MICS. COST				**(C)**	**₹ 18,872,238.73**
GRAND TOTAL				**(A) + (B) + (C)**	**₹ 288,475,649.16**
				SAY	**₹ 289,000,000.00**

Verified by TN eGazette

Draft LPADS - Parvatharajapuram					
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	811.50	811.50	33	139100	4590300
18 mt WIDE	173.60	173.60	7	139100	973700
12 mt WIDE	1908.00	1908.00	191	43988	8401708
9 mt WIDE	1242.40	1242.40	125	43988	5498500
TOTAL				**(A)**	**₹ 19,464,208.00**
ADD 15% ESCALATION FOR 2 YEARS				**(B)**	**₹ 2,919,631.20**
TOTAL				**(A) + (B)**	**₹ 22,383,839.20**
ADD 7% MICS. COST				**(C)**	**₹ 1,566,868.74**
GRAND TOTAL				**(A) + (B) + (C)**	**₹ 23,950,707.94**
				SAY	**₹ 30,000,000.00**

Draft LPADS - Parvatharajapuram						
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	811.50	811.50	2	164	1070	175480
18 mt WIDE	173.60	173.60	2	36	1070	38520
12 mt WIDE	1908.00	1908.00	2	382	1070	408740
9 mt WIDE	1242.40	1242.40	1	125	1070	133750
Parks			1	1100	1070	1177000
TOTAL					**(A)**	**₹ 1,933,490.00**
ADD 2% ESCALATION FOR 2 YEARS					**(B)**	**₹ 38,669.80**
TOTAL					**(A) + (B)**	**₹ 1,972,159.80**
ADD 7% MICS. COST					**(C)**	**₹ 138,051.19**
GRAND TOTAL					**(A) + (B) + (C)**	**₹ 2,110,210.99**
					SAY	**₹ 3,000,000.00**

Verified

Annexure 8

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI - 600 008.

(Notification No. MPU/LPADS/ Thirumazhisai /2025-1)
Section 39-I, sub section (1) *Rule 6 (1)*
Publication of Draft Scheme for Parvatharajapuram Land Pooling Area Development Scheme

Statement of approximate dates of completion of works

The Parvatharajapuram Land Pooling Area Development Scheme covers an extent of 117.57 Acres of land in Parvatharajapuram and Kuthambakkam 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: 01
Name of the LPADS: Paravatharajapuram 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	153.20
2	Expenses shown in Redistribution and Tentative Valuation Statement (total of Column 11 of Form-B)	14.11
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)*	**171.81**
8	Total of the increments (total of Column 12 of Form-B)	17.85
9	Proportion of increment to be contributed by each land holder/ land owner	50%
10	Total of the contribution	8.93
11	Value/ cost of the plots coming to Appropriate Planning Authority as amenity, Economically Weaker Section and sale	145.50
B	**Total contribution (B)** *(Sum of S.No 10 & 11)*	**154.43**
	Net cost of the Scheme to appropriate planning authority (A)-(B)	**17.38**

Chennai - 600 008.
11th November 2025.

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

Verified Records

Annexure 10

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI - 600 008.

(Notification No. MPU/LPADS/ Thirumazhisai /2025-1)

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

Publication of Draft Scheme for Parvatharajapuram Land Pooling Area Development Scheme

Draft Regulations for Development

The Parvatharajapuram Land Pooling Area Development Scheme covers an extent of 117.57 Acres of land in Kuthambakkam and Paravatharajapuram villages. The details of the extent of land covered in the draft scheme are as follows:

Name of the village	Extent of land		
	in Sq.km.	in Hectare	in Acre
Kuthambakkam	0.1490	14.905	36.83
Parvatharajapuram	0.3268	32.675	80.74
Total extent	**0.4758**	**47.58**	**117.57**

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

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

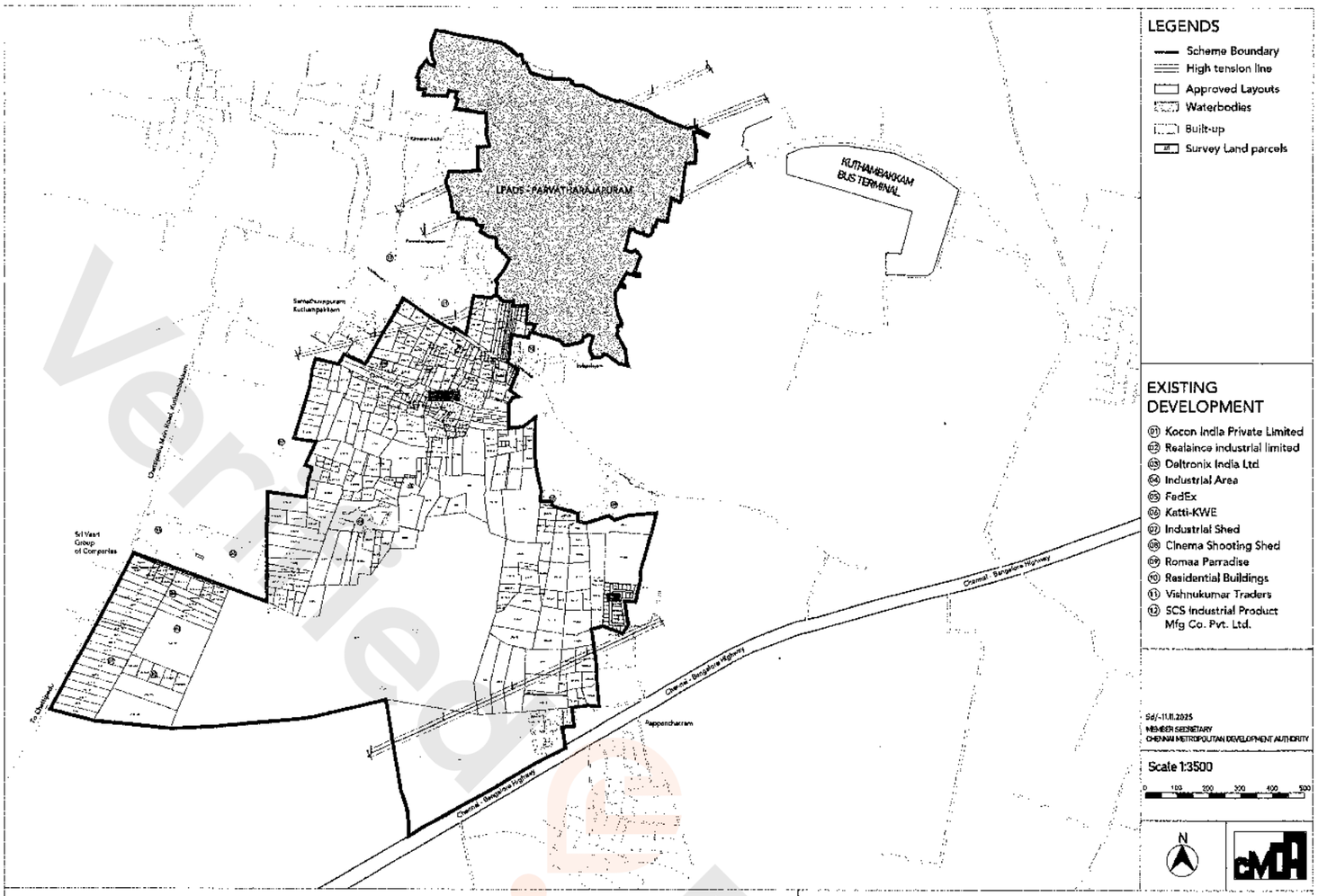
Annexure 1:	Index Map of the Draft Scheme
Annexure 2:	Map showing the Original Plots (OP Map)
Annexure 3:	Map showing the Original Plots and the alteration of the boundaries of Original Plots
Annexure 4:	Map showing the Final Plots (FP Map)
Annexure 5:	Maps showing the Infrastructure Network – Sewerage, 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.

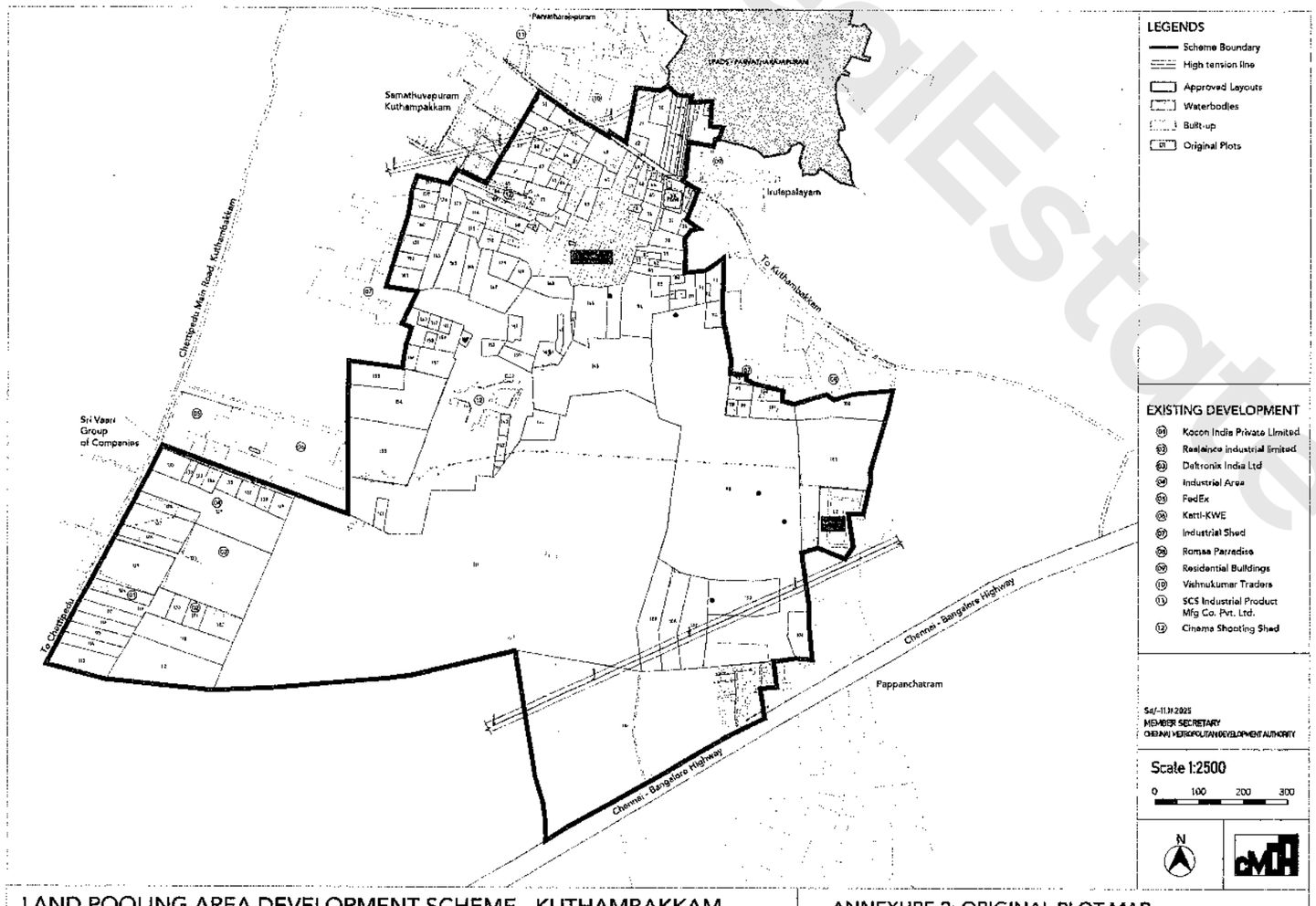
G. PRAKASH,
Principal Secretary/ Member Secretary,
Chennai Metropolitan Development Authority.

Verified Registered



LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

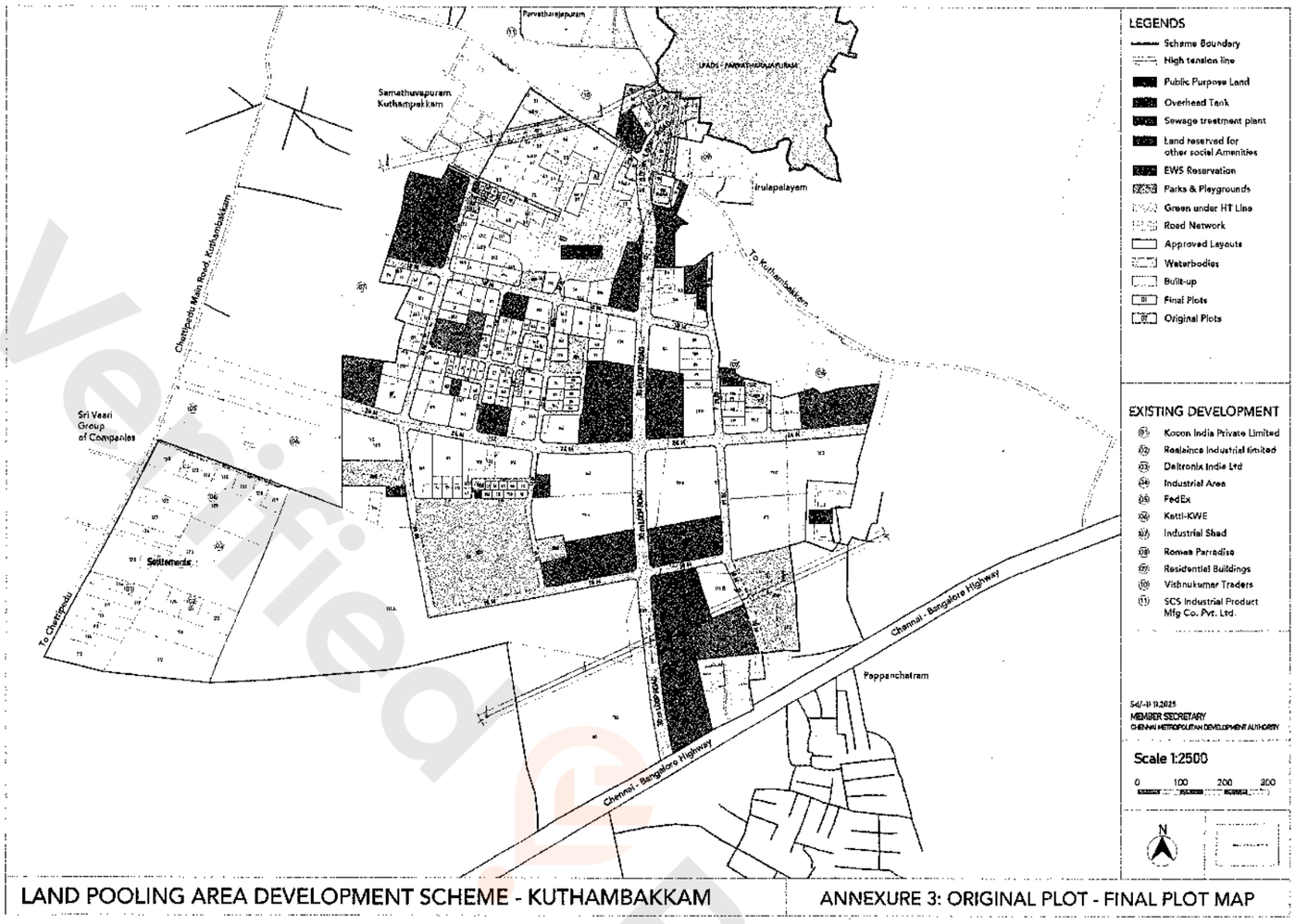
ANNEXURE 1: INDEX MAP OF THE DRAFT SCHEME

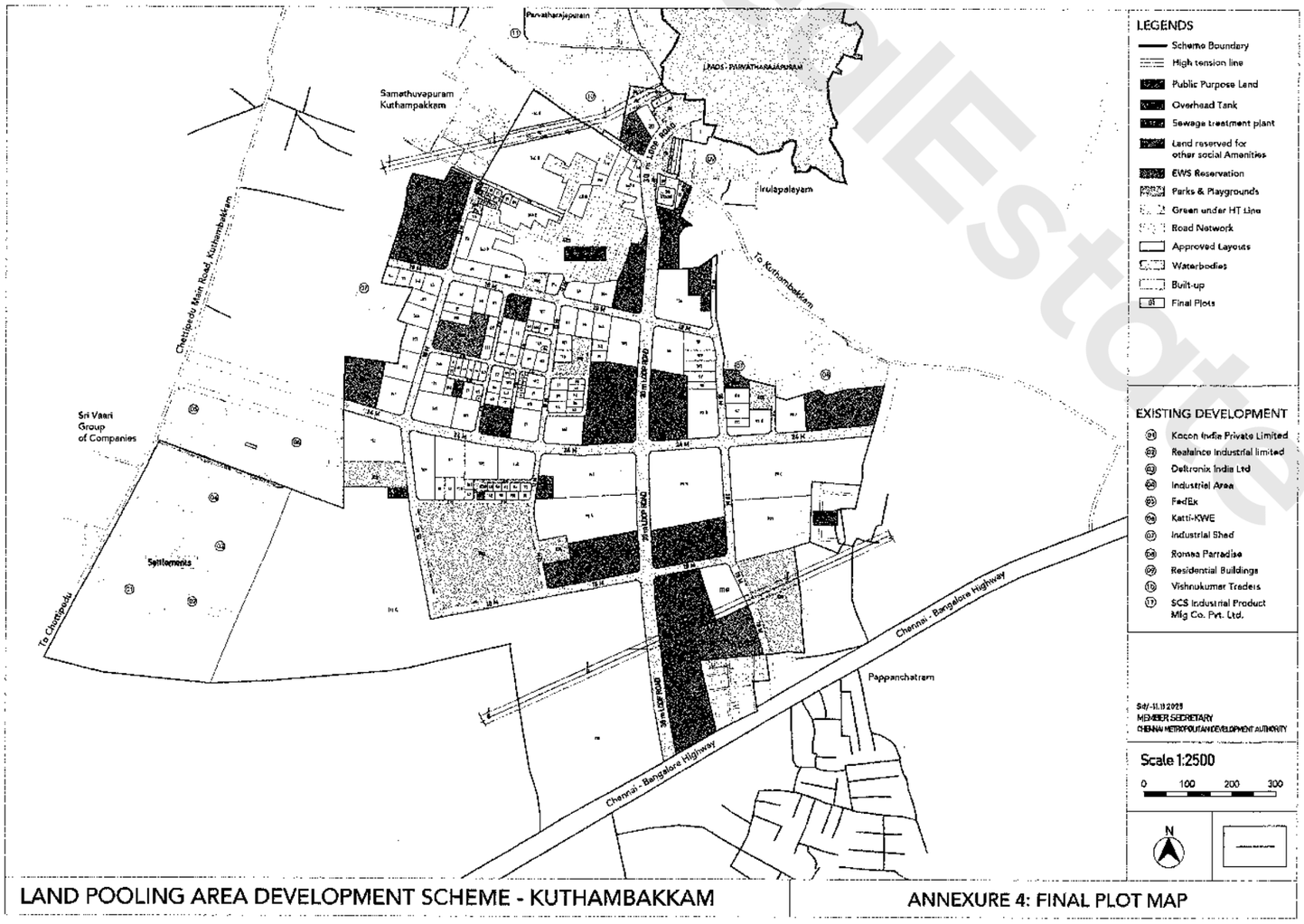


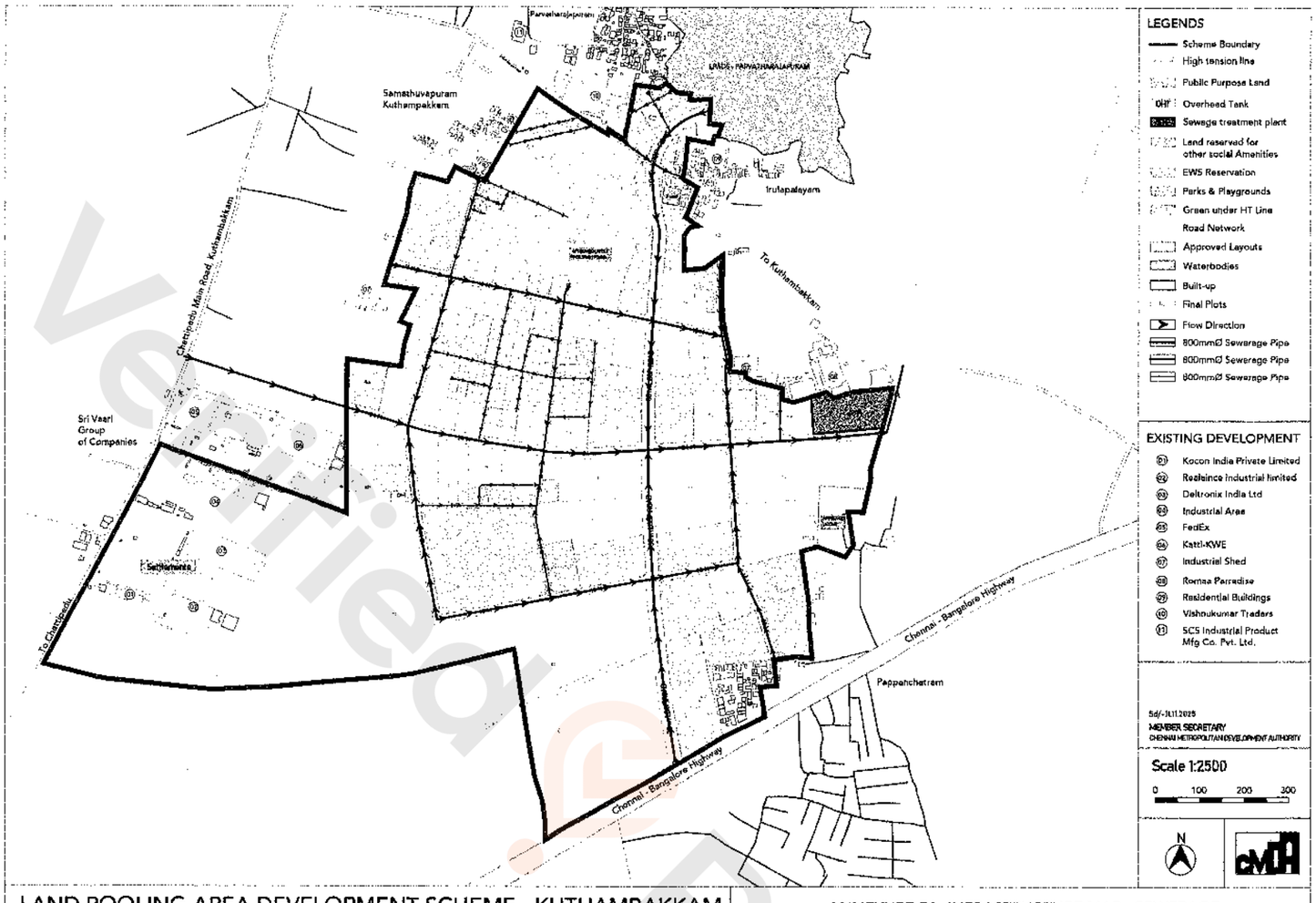
LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 2: ORIGINAL PLOT MAP

Verified Estate

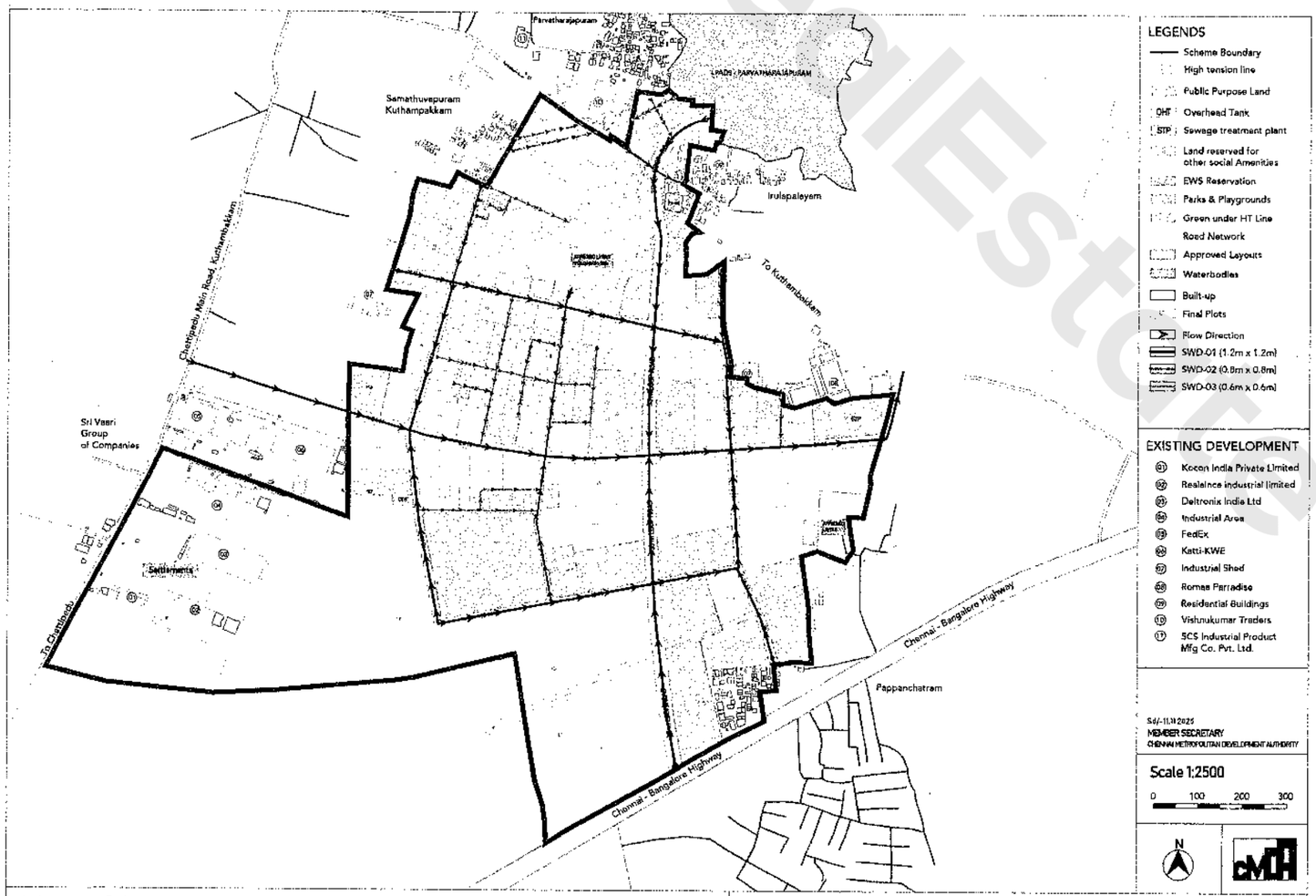

Parvatharajapuram
PADS - PARVATHARAJAPURAM
Samathuvapuram
Kuthampakkam
Irulapalayam
To Kuthambakkam
Chennai - Bangalore Highway
Poppanchatram
Sri Vaari
Group
of Companies
Settlements
To Chinthipedu
LEGENDS
Scheme Boundary
High tension line
Public Purpose Land
Overhead Tank
Sewage treatment plant
Land reserved for other social Amenities
EWS Reservation
Parks & Playgrounds
Green under HT Line
Road Network
Approved Layouts
Waterbodies
Built-up
Final Plots
Original Plots
EXISTING DEVELOPMENT
Kocon India Private Limited
Realaince Industrial limited
Deltronix India Ltd
Industrial Area
FedEx
Katti-KWE
Industrial Shad
Romea Parradise
Residential Buildings
Vishnukumar Traders
SCS Industrial Product Mfg Co. Pvt. Ltd.
Scale 1:2500
0 100 200 300
N
LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM
ANNEXURE 3: ORIGINAL PLOT - FINAL PLOT MAP


Parvatharajapuram
PADS - PARVATHARAJAPURAM
Samathuvapuram
Kuthampakkam
Irulapalayam
To Kuthambakkam
Chennai - Bangalore Highway
Pappanchatram
Sri Vaari
Group
of Companies
Settlements
To Chinthipedu
LEGENDS
Scheme Boundary
High tension line
Public Purpose Land
Overhead Tank
Sewage treatment plant
Land reserved for other social Amenities
EWS Reservation
Parks & Playgrounds
Green under HT Line
Road Network
Approved Layouts
Waterbodies
Built-up
Final Plots
EXISTING DEVELOPMENT
Kocon India Private Limited
Realaince Industrial limited
Deltronix India Ltd
Industrial Area
FedEx
Katti-KWE
Industrial Shad
Romea Parradise
Residential Buildings
Vishnukumar Traders
SCS Industrial Product Mfg Co. Pvt. Ltd.
Scale 1:2500
0 100 200 300
N
LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM
ANNEXURE 4: FINAL PLOT MAP



LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

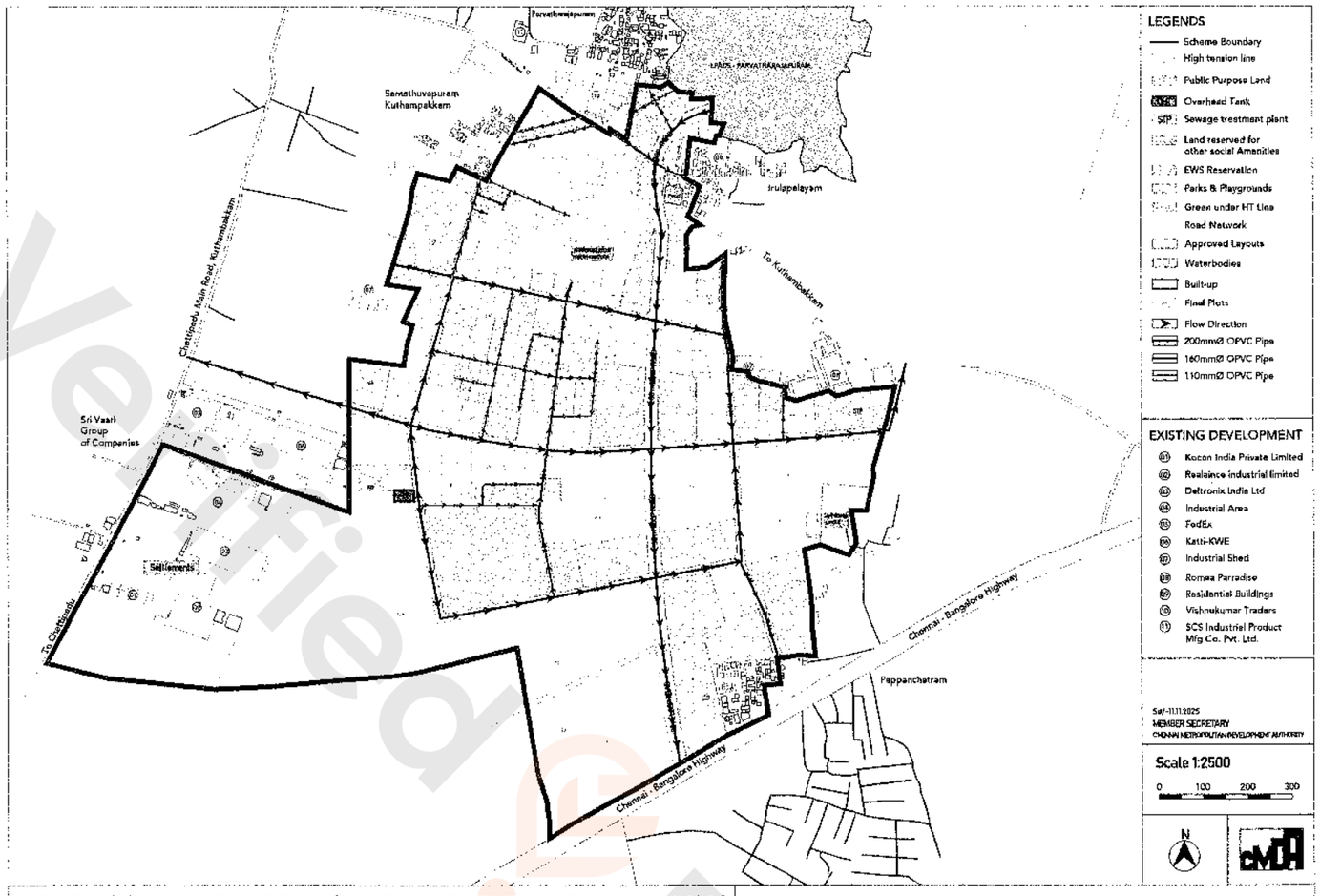
ANNEXURE 5A: INFRASTRUCTURE MAP - SEWERAGE



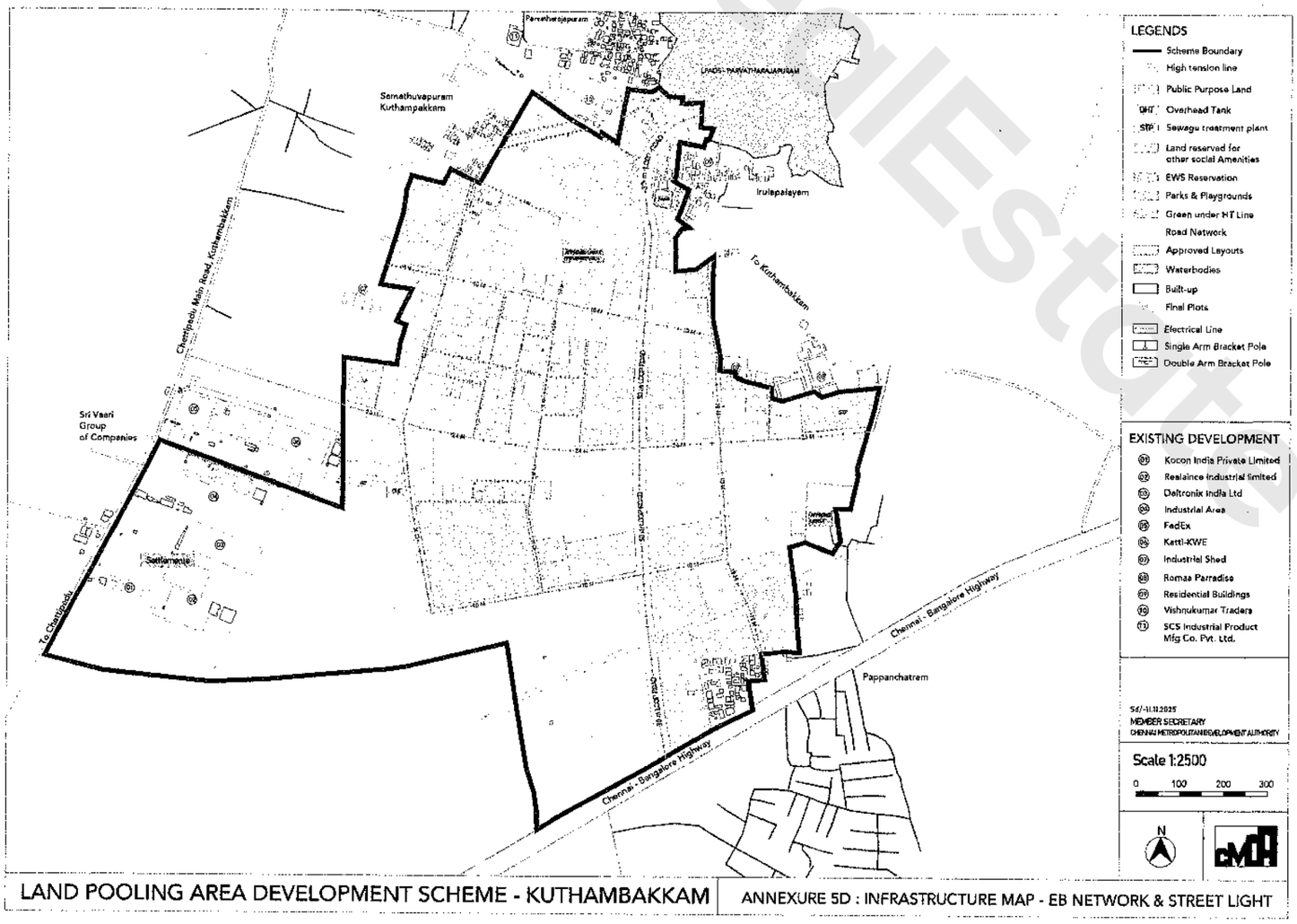
LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 5B: INFRASTRUCTURE MAP - STORM WATER DRAIN

Verified Storm



LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM | ANNEXURE 5C : INFRASTRUCTURE MAP - WATER SUPPLY



LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM | ANNEXURE 5D : INFRASTRUCTURE MAP - EB NETWORK & STREET LIGHT

Verified Electronically

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 02 , 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 4(b) in Rs.	Increment Column 10 (a) minus column 9(a) in Rs.	Increment Contribution (60% of Column 12) in Rs.	Compensation, if any under section 29-G(1)(ii) 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	9(a)	9(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, 577/8, 577/15,	1	5700	87,69,000	87,69,000	1	2226	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	650	13,03,500	13,03,500	2	330	7,17,623	7,17,623	11,64,078	11,64,078	-5,85,877	4,68,495	2,33,228	-	-3,52,649	
3	Bhoomitowne Board Elyakam 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 Panchal, 2.Shanker, 3.Santanthan	NIL	Kuthambakkam	576/1	4	1050	24,68,500	32,22,086	4	677	16,04,112	23,37,698	27,26,991	34,60,577	-8,64,388	11,22,878	5,61,439	-	-3,22,949	
5	Athappan	NIL	Kuthambakkam	574/2	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	Dakshayani Ammal	NIL	Kuthambakkam	579/2	6	1100	26,07,000	40,94,186	6	716	16,08,574	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	578/1A3	7	200	4,74,000	7,74,120	7	173	4,08,729	7,08,849	8,94,935	8,94,935	-65,274	2,86,106	1,43,054	-	77,780	
8	Kamala	NIL	Kuthambakkam	578/5	8	107	2,53,580	6,04,556	8	107	2,52,555	6,03,520	3,26,321	8,79,286	-1,035	75,766	37,883	-	36,848	
9	Murugesan	NIL	Kuthambakkam	575/1A2	9	99	1,18,500	1,18,500	9	92	2,18,651	2,18,651	2,84,807	2,84,507	1,00,151	65,655	32,828	-	1,33,179	
10	S Vijaya	NIL	Kuthambakkam	579/1A1B	10	150	3,55,500	7,70,760	10	184	3,89,732	8,04,992	5,06,651	9,21,911	34,232	1,16,920	58,460	-	92,692	
11	KamaiN	NIL	Kuthambakkam	575/3	11	89	1,42,200	6,42,383	11	38	85,319	85,319	-	-	-4,57,064	-85,319	-42,660	-	-4,99,723	FP Area less than 80sqm. Compensation to be provided.
12	Ravi	NIL	Kuthambakkam	579/1A1A1A3	12	136	3,22,320	3,22,320	12	84	82,732	82,732	95,142	95,142	-2,26,588	12,410	6,205	-	-2,33,383	
13	Nesamani	NIL	Kuthambakkam	578/4	13	97	2,29,890	2,29,890	13	69	58,609	58,609	76,192	76,192	-1,71,281	17,583	8,791	-	-1,62,489	
14	K.Vijayakumar	NIL	Kuthambakkam	578/1B	14	150	3,55,500	8,18,969	14	90	59,362	59,362	90,298	3,61,707	-2,96,207	8,936	4,468	-	-2,91,739	
15	M/s.Thetarise Developers	NIL	Kuthambakkam	578/1C	15	150	3,55,500	7,57,840	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	589/2, 590/2,	16	1900	45,03,000	45,03,000	16	1149	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 Arldas Chandralekha Thangachalam	NIL	Kuthambakkam	580/1A, 580/1B,	18	926	21,99,390	21,99,390	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	45,68,450	45,68,450	19	1205	12,28,081	12,28,081	17,19,313	17,19,313	-33,39,369	4,91,232	2,45,616	-	-30,93,753	
20	M.Mohan	NIL	Kuthambakkam	587/2A	20	3250	70,67,125	92,84,469	20	1955	42,50,462	64,67,806	1,02,01,156	1,24,18,520	-28,18,643	59,50,974	29,75,337	-	1,56,694	
21	Selvaraji	NIL	Kuthambakkam	587/1A, 587/1B1, 587/1B2, 587/1B3, 587/3A,	21	7590	1,84,17,475	1,84,17,475	21	4530	45,48,982	45,48,982	1,00,03,359	1,00,03,359	-1,18,70,493	54,58,376	27,29,188	-	-91,42,304	
22	J.Parasuraman	NIL	Kuthambakkam	587/2C	22	1600	34,79,200	34,79,200	22	982	11,84,912	11,84,912	17,83,368	17,83,368	-22,90,288	5,94,456	2,97,228	-	-19,93,060	
23	Government Land - Vandipaadhal	NIL	Kuthambakkam	508	23	2800	-	-	23	2809	-	-	-	-	-	-	-	-	-	Retained in FP as road
24	Government Land - Vandipaadhal	NIL	Kuthambakkam	540/1	24	550	-	-	24	656	-	-	-	-	-	-	-	-	-	Retained in FP as road.
25	NATHAM	NIL	Kuthambakkam	541/1A2	25	50	2,99,250	2,99,250	25	51	2,99,834	2,99,834	4,94,728	4,94,728	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	36,59,548	18,29,775	-	18,30,681	
27	1.Ramesh, 2.Boobalan	NIL	Kuthambakkam	541/1B	27	100	5,92,500	18,13,762	27	81	59,611	59,611	77,754	77,754	-17,53,952	17,943	8,972	-	-17,44,981	
28	1.P.Vedhanayagi, 2.Mallika (a) Mallikeswari, 3.Vijayalakshmi, 4. Devaraj, 5.Varadharajan, 6. Kamaraj, 7. Sivathamizh 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 80sqm. 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 80sqm. 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 80sqm. 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	7,05,975	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	72,729	72,729	80,000	80,000	-6,32,347	7,273	3,636	-	-6,28,711	
34	1.P.Vedhanayagi, 2.Mallika (a) Mallikeswari, 3.Vijayalakshmi, 4. Devaraj, 5.Varadharajan, 6. Kamaraj, 7. Sivathamizh Varadharajan	NIL	Kuthambakkam	541/2I	34	136	8,17,650	8,17,650	34	84	82,775	82,775	99,331	99,331	-7,34,879	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	1,89,385	1,89,385	2,54,077	2,54,077	-11,67,440	84,692	42,346	-	-11,45,094	

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 02 , 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 4(b) in Rs.	Increment Column 10 (a) minus column 9(a) in Rs.	Increment Contribution (60% of Column 12) in Rs.	Compensation, if any under section 29-G(1)(ii) 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	9(a)	9(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 - Kottai	NIL	Kuthambakkam	540/3	38	3100	-	-	39	3105	-	-	-	-	-	-	-	-	-	No reductions give to Govt Waterbody
39	Arumigu Balaraj Kovil	NIL	Kuthambakkam	540/2	39	250	5,92,500	51,33,637	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 Arldas Chandralekha Thangachalam	NIL	Kuthambakkam	608/4B3A	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 80sqm. Compensation to be provided.
41	K.Sripathi	NIL	Kuthambakkam	608/4B2B	41	250	5,92,500	5,92,500	41	156	1,64,912	1,64,912	2,40,385	2,40,385	-4,07,588	95,473	47,737	-	-3,79,852	
42	S Vijaya	NIL	Kuthambakkam	599/4B2	42	250	5,42,625	38,92,500	42	156	1,85,287	1,85,287	2,40,847	2,40,847	-37,07,213	55,560	27,780	-	-36,79,443	
43	R.J.Jobi	NIL	Kuthambakkam	599/4B1	43	250	5,42,625	18,60,103	43	156	1,85,266	1,85,266	2,40,848	2,40,848	-16,94,837	55,560	27,780	-	-16,67,057	
44	P.Vijayalakshmi	NIL	Kuthambakkam	599/5	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	Kumarigiri Ethiraj	NIL	Kuthambakkam	599/12	45	1150	25,00,875	25,00,875	45	692	6,54,681	6,54,681	10,25,817	10,25,817	-18,46,194	1,70,936	85,468	-	-16,60,726	
46	Suresh	NIL	Kuthambakkam	599/11A, 599/4A,	46	1438	31,26,931	58,43,680	46	868	18,79,314	43,96,063	48,86,217	74,02,866	-12,47,617	30,06,993	15,03,462	-	2,56,935	
47	Sula	NIL	Kuthambakkam	599/1B	47	812	17,66,884	53,16,629	47	492	4,88,044	40,37,179	7,29,065	42,80,200	-12,78,840	2,43,022	1,21,511	-	-11,56,140	
48	1.Sambanthan 2.Sekaran	NIL	Kuthambakkam	505/3B2	48	800	17,39,600	24,66,870	48	480	10,33,487	17,60,757	17,59,894	24,84,164	-7,06,133	7,23,477	3,61,713	-	-3,44,419	
49	M.Mohan	NIL	Kuthambakkam	598/2A, 598/2B, 598/2C, 598/2D,	49	5200	2,21,52,350	2,29,49,822	48	3120	30,63,676	30,63,676	84,78,139	84,78,139	-1,97,65,928	33,92,283	16,96,132	-	-1,80,69,795	
50	Amsa Herldas Chandralekha Thankachalam	NIL	Kuthambakkam	501/1B, 599/1A,	50	3900	84,80,950	99,41,572	50	2341	23,13,406	23,13,406	46,58,153	46,58,153	-72,28,166	25,44,747	12,72,374	-	-59,55,792	
51	S.Pasimala	NIL	Kuthambakkam	501/1A2	51	1900	41,31,550	88,59,732	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	503/1C	53	4200	91,32,900	91,32,900	53	2522	25,22,383	25,22,383	56,75,318	56,75,318	-66,10,517	31,52,934	15,76,477	-	-50,34,039	
54	Lokanatha alias Suhner	NIL	Kuthambakkam	608/1B	54	1900	39,14,100	39,14,100	54	1021	10,09,440	10,09,440	18,15,104	18,15,104	-29,04,660	8,05,664	4,02,832	-	-26,01,828	
55	D Madhan	NIL	Kuthambakkam	508/7A	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	88,106	44,053	-	-5,28,728	
56	Sugunar (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 Herldas Chandralekha Thankachalam	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	-20,76,046	53,382	26,691	-	-20,31,355	
59	Government Land	NIL	Kuthambakkam	591/2	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	508/9	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	-	-16,44,450	
61	Legarajthan	NIL	Kuthambakkam	510/1A2	61	2700	28,68,600	28,68,600	61	1623	16,82,640	16,82,640	16,82,640	16,82,640	-9,85,960	-	-	-	-9,85,960	
62	Sri Jagadeesh, Sri Anandha Narayanan, Sri Anandha Krishan	NIL	Kuthambakkam	501/1F, 510/1B1,	62	3060	51,49,600	51,49,600	62	1935	18,13,962	18,13,962	39,27,924	39,27,924	-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	3,70,672	3,70,672	4,07,959	4,07,959	-2,46,978	37,287	18,644	-	-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	1719	16,90,369	16,90,369	37,18,977	37,18,977	-11,26,571	20,28,478	10,14,239	-	-1,12,332	
66	1.Nadamathinanthal, 2.Sankuthal, 3. Redhakrishan, 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	3250	51,89,100	51,89,100	67	3155	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 Inra Private Limited	NIL	Kuthambakkam	513/4E	68	950	9,38,880	9,38,880	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	71,192	35,596	-	-1,22,460	
70	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	511/3D	70	150	1,48,200	1,48,200	70	90	88,968	88,968	88,968	88,968	-59,232	-	-	-	-59,232	
71	Ram Babus	NIL	Kuthambakkam	511/2	71	1450	14,33,100	14,33,100	71	873	10,78,579	10,78,579	14,02,153	14,02,153	-3,54,521	3,23,574	1,61,787	-	-1,92,734	
72	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	510/2B, 510/2B, 511/1,	72	4400.44	43,46,960	43,46,960	72	2642	28,10,954	28,10,954	44,39,621	44,39,621	-17,36,006	16,27,967	9,13,834	-	-8,24,173	
73	1. Ganguba, 2.Mani, 3.Rukmangathan	NIL	Kuthambakkam	509/1A	73	800	17,39,600	17,39,600	73	499	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	10,46,389	10,46,389	-37,41,997	5,70,212	2,85,106	-	-34,56,891	

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 02 , 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 (e) minus column 8(e) in Rs.	Increment Contribution (60% of Column 12) in Rs.	Compensation, if any under section 39-(1)(i) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 12,14 in Rs.	Remarks
					Number	Area in sqmt. (as per patta)	Value in Rupees		Number	Area in sqmt.	Value in Rupees									
							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	8(a)	8(b)	10(a)	10(b)	11	12	13	14	15	16
75	1.Sadagopan, 2.Gokila	NIL	Kuthambakkam	509/21	75	400	6,89,600	6,89,600	75	241	2,38,365	2,38,365	2,66,038	2,66,038	-6,31,435	47,673	23,837	-	-6,07,598	
76	6.Balaji	NIL	Kuthambakkam	509/22A1	76	1600	39,14,100	39,14,100	76	1051	10,68,892	10,68,892	20,30,896	20,30,896	-28,43,208	9,62,003	4,81,002	-	-23,84,206	
77	1 Usha, 2 Sreethi, 3.Gomathi	NIL	Kuthambakkam	509/22B	77	550	11,95,975	11,95,975	77	380	3,55,892	3,55,892	4,27,071	4,27,071	-8,40,083	71,176	35,588	-	-8,04,494	
78	K.Mani	NIL	Kuthambakkam	938, 939/2.	78	2700	58,71,150	58,71,150	78	1622	19,45,478	19,45,478	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	526/2A, 526/2B2.	79	2600	25,69,840	25,69,840	79	1676	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	Easwaryammal	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	1,11,228	-	-1,85,158	
81	Varadhan	NIL	Kuthambakkam	528/2C	81	550	5,43,620	5,43,620	81	394	3,80,059	3,80,059	3,80,059	3,80,059	-1,63,561	-	-	-	-1,63,561	
82	Ethiraj	NIL	Kuthambakkam	528/2D	82	1200	11,86,080	11,86,080	82	721	7,12,521	7,12,521	9,28,276	9,28,276	-4,73,559	2,13,758	1,06,879	-	-3,66,681	
83	D.Madhan	NIL	Kuthambakkam	528/2E	83	2200	21,74,480	21,74,480	83	1320	36,27,069	36,27,069	72,71,431	72,71,431	16,52,589	34,44,362	17,22,181	-	33,74,770	
84	Sri Jagadeesh, Sri Aneesha Narayanan	NIL	Kuthambakkam	527/1, 528/1D,	84	11600	1,16,63,120	1,16,63,120	84	7062	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	526/1A	85	1700	16,80,280	16,80,280	85	1061	10,68,739	10,68,739	14,86,236	14,86,236	-6,11,541	4,27,498	2,13,748	-	-3,97,793	
86	Eswari Ammal	NIL	Kuthambakkam	526/3A	86	600	5,93,040	5,93,040	86	366	3,58,039	3,58,039	3,91,642	3,91,642	-2,37,001	33,604	17,802	-	-2,19,200	
87	Eswari Ammal	NIL	Kuthambakkam	528/2D1	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	529/2C, 526/2D2.	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	Hayathem	NIL	Kuthambakkam	509/18	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.Ethiraj, 2 Kuruvaguru, 3 Gothandan	NIL	Kuthambakkam	528/3B	90	3250	31,62,860	31,62,860	90	1771	17,49,869	17,49,999	33,24,998	33,24,998	-14,12,861	15,74,999	7,87,500	-	-6,25,361	
91	M/s Energy Bramma Housing Private Limited	NIL	Kuthambakkam	528/3d	91	1650	15,81,440	15,81,440	91	902	9,50,772	9,50,772	16,21,206	16,21,206	-6,30,668	5,70,433	2,85,232	-	-3,45,436	
92	M/s Energy Bramma Infra Private Limited	NIL	Kuthambakkam	526/1A	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	526/3, 528/7B.	93	2950	29,15,760	29,15,760	93	1821	19,02,149	19,02,149	39,94,513	39,94,513	-10,13,611	20,92,364	10,46,182	-	32,571	
94	K. Sripathi	NIL	Kuthambakkam	501/3A	94	2050	30,39,300	30,39,300	94	1231	12,16,928	12,16,928	21,90,472	21,90,472	-18,22,401	9,73,543	4,86,772	-	-13,35,629	
95	Bitooh Medical & Educational Trust	NIL	Kuthambakkam	795/5A, 795/1B, 795/1C, 795/1D, 795/2A, 795/2B, 795/2A, 795/2B1, 795/2B2A, 795/2B2B, 795/2, 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	17,16,51,240	17,16,51,240	95	101679	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	-	-23,86,704	
96	M/s Malwark Kirpi Motors	NIL	Kuthambakkam	797/1A, 800/1A,	96	1600	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	509/1B	97	2050	20,28,220	20,28,220	97	1231	12,16,903	12,16,903	21,90,428	21,90,428	-8,09,317	9,73,523	4,86,761	-	-3,22,556	
98	Purushotheman	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	6,81,038	6,81,038	14,86,062	14,86,062	-3,05,042	8,05,023	4,02,512	-	-40,530	
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.Bravaris Limited	NIL	Kuthambakkam	798/1, 787/1C,	101	4100	40,52,440	40,52,440	101	2497	28,16,887	28,19,887	41,88,999	41,88,999	-14,35,753	13,70,012	7,85,009	-	-6,99,747	
102	M. Gopal	NIL	Kuthambakkam	799/1	102	9600	94,88,640	94,88,640	102	5784	56,97,455	56,97,455	1,31,94,147	1,31,94,147	-37,91,185	74,96,692	37,03,346	-	-37,639	
103	Dr. G Shanmugapriya	NIL	Kuthambakkam	793/2A, 792/2B1,	103	34150	5,52,80,330	6,88,58,585	103	21700	2,75,51,636	4,11,28,125	5,23,46,489	8,59,24,778	-2,77,26,464	2,47,96,653	1,23,98,326	-	-1,53,30,137	
104	D. Indirani	NIL	Kuthambakkam	795/2B3, 794/2B1,	104	4985	46,30,654	46,30,654	104	2812	27,95,047	27,95,047	53,10,589	53,10,589	-15,35,607	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	1,79,53,801	1,79,53,801	-48,03,427	1,04,48,168	52,24,084	-	4,20,657	

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 02 , 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 (e) minus column 8(e) in Rs.	Increment Contribution (60% of Column 12) in Rs.	Compensation, if any under section 39-(1)(i) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 12,14 in Rs.	Remarks
					Number	Area in sqmt. (as per patta)	Value in Rupees		Number	Area in sqmt.	Value in Rupees									
							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	8(a)	8(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	59,94,612	59,94,612	1,43,87,549	1,43,87,549	-39,88,028	83,92,737	41,96,368	-	2,08,341	
108	Beeram Sushmakala Reddy	NIL	Kuthambakkam	799/1	109	10750	1,06,28,300	1,06,25,300	109	6450	68,79,214	68,79,214	1,51,34,271	1,51,34,271	-37,49,086	82,55,057	41,27,528	-	3,81,443	
109	Government Land	NIL	Pallichal	385	110	1487700	-	-	110	58020	-	-	-	-	-	-	-	-	-	Government Land - unmarketed
110	Government Land	NIL	Kuthambakkam	820/1C	111	403300	-	-	111	241928	-	-	-	-	-	-	-	-	-	Government Land - unmarketed
111	Saibak Musthaq	NIL	Kuthambakkam	820/1B5A1	112	1150	-	-	112	1150	-	-	-	-	-	-	-	-	-	Settlement / Buitup
112	C.R Balakishan Pai	NIL	Kuthambakkam	820/21, 820/22.	113	8100	-	-	113	8100	-	-	-	-	-	-	-	-	-	Settlement / Buitup
113	Jamaluden Ahmed	NIL	Kuthambakkam	820/20A1	114	1350	-	-	114	1350	-	-	-	-	-	-	-	-	-	Settlement / Buitup
114	G .R .Hari	NIL	Kuthambakkam	820/19A	115	1750	-	-	115	1760	-	-	-	-	-	-	-	-	-	Settlement / Buitup
115	G .R .Hari	NIL	Kuthambakkam	820/19A	116	1750	-	-	116	1760	-	-	-	-	-	-	-	-	-	Settlement / Buitup
116	S. Meherotra Kumar	NIL	Kuthambakkam	820/17A	117	1750	-	-	117	1750	-	-	-	-	-	-	-	-	-	Settlement / Buitup
117	Thai Tekkaes India Pepothenergal Nalmanai Kuthal sons Sunil Kujral Sutte Kujral	NIL	Kuthambakkam	820/18A	118	5300	-	-	118	5300	-	-	-	-	-	-	-	-	-	Settlement / Buitup
118	M/s Sundaram Finance Limited	NIL	Kuthambakkam	820/16, 820/18A,	119	6300	-	-	119	6300	-	-	-	-	-	-	-	-	-	Settlement / Buitup
119	P. Sharmila	NIL	Kuthambakkam	820/18B	120	2250	-	-	120	2250	-	-	-	-	-	-	-	-	-	Settlement / Buitup
120	S. Mahabira Kumar	NIL	Kuthambakkam	820/18C	121	2250	-	-	121	2250	-	-	-	-	-	-	-	-	-	Settlement / Buitup
121	P. Sharmila	NIL	Kuthambakkam	820/18D, 820/18E.	122	4500	-	-	122	4500	-	-	-	-	-	-	-	-	-	Settlement / Buitup
122	1 A Gahan, 2 A.G.S Sumyuta, (Mother & Guardian Dr.Shanmugapriya)	NIL	Kuthambakkam	820/1B, 820/1B2.	123	32500	-	-	123	32500	-	-	-	-	-	-	-	-	-	Settlement / Buitup
123	Thil Kogei India (P) India Limited	NIL	Kuthambakkam	820/15	124	4050	-	-	124	4050	-	-	-	-	-	-	-	-	-	Settlement / Buitup
124	Dr. Shanmugapriya	NIL	Kuthambakkam	820/12, 820/13, 820/14, 820/14A	125	14600	-	-	125	14600	-	-	-	-	-	-	-	-	-	Settlement / Buitup
125	Magaveerasathahi	NIL	Kuthambakkam	820/10	126	4050	-	-	126	4050	-	-	-	-	-	-	-	-	-	Settlement / Buitup
126	Lalitha	NIL	Kuthambakkam	820/8, 820/9.	127	8100	-	-	127	8100	-	-	-	-	-	-	-	-	-	Settlement / Buitup
127	Rangaraj & Kannan	NIL	Kuthambakkam	820/7	128	4050	-	-	126	4050	-	-	-	-	-	-	-	-	-	Settlement / Buitup
128	Kalpana	NIL	Kuthambakkam	820/5, 820/4 820/1B1D, 820/1B1D, 820/1B1E, 820/1B1F.	129	23500	-	-	129	23500	-	-	-	-	-	-	-	-	-	Settlement / Buitup
129	S.Kalpana	NIL	Kuthambakkam	820/3A, 820/4A,	130	4100	-	-	130	4100	-	-	-	-	-	-	-	-	-	Settlement / Buitup
130	Madhan	NIL	Kuthambakkam	520/4A3	131	364	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	-	-1,27,488	
131	R.Murali	NIL	Kuthambakkam	820/3B1A, 820/4B1A	132	903	-	-	132	993	-	-	-	-	-	-	-	-	-	Settlement / Buitup
132	M.Kaushik	NIL	Kuthambakkam	820/3B1B, 820/4B1B	133	1457	-	-	133	1457	-	-	-	-	-	-	-	-	-	Settlement / Buitup
133	Selvi	NIL	Kuthambakkam	820/3B2, 820/4B2.	134	1550	-	-	134	1550	-	-	-	-	-	-	-	-	-	Settlement / Buitup
134	Shiba Begam	NIL	Kuthambakkam	820/1B1A1	135	2019	-	-	135	2019	-	-	-	-	-	-	-	-	-	Settlement / Buitup
135	Government Land - Vandipaalthar	NIL	Kuthambakkam	820/1A	136	1400	-	-	136	1400	-	-	-	-	-	-	-	-	-	Reserved is PF as amd.
136	Amudhavalli	NIL	Kuthambakkam	820/1B1B1	137	2019	-	-	137	2019	-	-	-	-	-	-	-	-	-	Settlement / Buitup
137	1.Moni, 2 Hasankhan	NIL	Kuthambakkam	820/1B1A3, 820/1B1B3	138	1630	-	-	138	1630	-	-	-	-	-	-	-	-	-	Settlement / Buitup
138	Shantha	NIL	Kuthambakkam	820/1B1A2, 820/1B1B2,	139	2032	-	-	139	2032	-	-	-	-	-	-	-	-	-	Settlement / Buitup

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 02 , 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)	Compensation, if any under section 35-Q(1)(i)	Net demand (or) betterment charges	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	Column 5 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 8(a) in Rs.	Column 12) in Rs.	in Rs.	Column 15 minus column 14 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
139	M/s Rajarathinam Real Estates Private Limited	NL	Kuthambakkam	515/1A1, 515/1A2, 515/1B1, 515/1B2, 515/2A2, 519/1A, 516/1B, 519/2, 518/1B1, 515/1B2, 518/1B3, 519/1C, 516/1D, 519/1E, 518/1F, 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	88600	9,40,70,970	9,40,70,970	140	93288	8,55,80,736	9,96,06,191	23,19,67,986	23,82,93,441	-32,64,775	14,54,87,251	7,27,43,626	-	6,94,78,846	
140	1, Selvam, 2 Moorthi, 3.Sivandiram	NL	Kuthambakkam	519/1B4	141	1780	17,29,700	17,29,700	141	1052	10,38,488	10,39,488	18,71,043	18,71,043	-8,90,232	8,31,575	4,15,787	-	-2,74,444	
141	Dungadevi	NL	Kuthambakkam	520/4A2	142	1080	10,67,472	10,67,472	142	950	8,02,844	8,02,844	10,43,698	10,43,698	-2,64,828	2,40,853	1,20,427	-	-1,44,201	
142	Jayanthi	NIL	Kuthambakkam	520/4A1	143	1080	10,67,472	10,67,472	143	850	6,03,632	6,03,632	12,85,812	12,85,812	-2,83,840	4,62,179	2,41,090	-	-22,750	
143	Bilroth Medical & Educational Trust	NIL	Kuthambakkam	529/5	144	6600	45,46,840	45,46,840	144	2783	27,30,873	27,30,873	51,88,698	51,88,698	-16,15,787	24,57,788	12,28,893	-	-5,86,874	
144	Dr.V.Jagarathan Bilroth Medicals and Educational Trust	NIL	Kuthambakkam	523/1, 523/2, 524, 525, 526	145	32350	3,19,74,740	3,19,74,740	145	19416	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	Bilroth 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	1,34,49,594	1,34,49,594	-36,58,743	79,64,637	39,77,319	-	3,20,576	
146	Munusamy	NIL	Kuthambakkam	522/5C	147	350	3,45,940	3,45,940	147	210	2,59,782	2,59,782	2,59,782	2,59,782	-88,178	-	-	-	-88,178	
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	10,44,448	10,44,448	-2,30,920	2,41,026	1,20,513	-	-4,10,407	
148	Government Land	NIL	Kuthambakkam	522/2	149	2050	-	-	149	1776	-	-	-	-	-	-	-	-	-	Government Land - Unvalued
149	T.Nakkeerakani Ananth, 2. Namburi Sai Sidharthe	NIL	Kuthambakkam	521/1B3	150	2295	29,59,023	29,59,023	150	1442	15,14,709	15,14,709	28,77,948	28,77,948	-14,44,313	13,63,239	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	1050	10,47,892	10,47,892	22,09,154	22,60,154	-5,82,008	11,92,462	5,76,231	-	-1,05,777	
151	Pradeep saran bure Venkata	NIL	Kuthambakkam	515/2B	152	1950	19,27,350	19,27,350	152	1174	12,54,300	12,54,300	18,81,451	18,81,451	-5,73,080	8,27,150	3,13,575	-	-3,59,505	
152	M/s Kattima Exports Private Limited	NIL	Kuthambakkam	516/1C2, 516/2A, 516/2B, 516/2C, 519/1A	153	21700	2,14,48,280	2,14,48,280	153	13020	1,26,68,645	1,26,68,645	2,95,58,343	2,95,58,343	-85,79,435	1,67,29,498	83,64,749	-	-2,14,686	
153	A.P.Sekaandan	NIL	Kuthambakkam	519/4A, 519/4B, 519/5A, 519/5B, 516/1B1, 516/1B2	154	19200	1,89,77,280	1,89,77,280	154	11520	1,13,86,410	1,13,86,410	2,96,04,866	2,96,04,866	-76,90,870	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	8500	84,24,600	84,24,600	155	3908	38,62,807	38,62,807	89,53,062	89,53,062	-25,81,793	30,90,246	15,45,123	-	-10,18,670	
155	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	518/3A	156	1600	15,81,440	15,81,440	156	960	20,87,968	20,87,968	29,23,155	29,23,155	8,06,528	8,35,187	4,17,594	-	9,24,122	
156	N.Kuttirasu	NIL	Kuthambakkam	515/3B	157	4800	47,44,320	47,44,320	157	2832	35,21,715	35,21,715	73,95,802	73,95,802	-12,22,805	38,73,887	19,36,943	-	7,14,339	
157	T.Keelaiveeran	NIL	Kuthambakkam	516/2A1B	158	900	21,33,000	21,33,000	158	540	5,33,625	5,33,625	5,87,208	5,87,208	-16,99,175	53,383	26,691	-	-15,72,483	
158	Udhayakumar	NIL	Kuthambakkam	516/2A1A1	159	4942	48,84,973	48,84,973	159	2973	38,12,947	38,12,947	78,25,894	78,25,894	-10,71,728	38,12,947	19,06,473	-	8,34,748	
159	Thangaraj s/o Seethapathi , Suresh s/o Seethapathi	NIL	Kuthambakkam	518/2A1	160	950	9,42,480	9,42,480	160	603	4,97,791	4,97,791	4,97,791	4,97,791	-1,44,689	-	-	-	-1,44,689	
160	S.Sruthi & S.Shobana	NIL	Kuthambakkam	516/5	161	850	20,85,600	20,85,600	161	511	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	515/2A2	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 Mehta	NIL	Kuthambakkam	518/2B	163	800	18,96,000	18,96,000	163	482	4,76,546	4,78,546	5,71,855	5,71,855	-14,19,454	95,309	47,655	-	-13,71,800	
163	T.T.Nanbakkumar, 2.T.Jayaseelan	NIL	Kuthambakkam	514/1A3	164	5300	52,35,520	58,58,618	164	3181	52,07,442	52,07,442	1,04,14,884	1,04,14,884	-6,61,376	52,07,442	26,03,721	-	19,22,345	
164	R.R Gopal, 2. Dhill	NIL	Kuthambakkam	514/1C	165	8400	83,25,760	83,25,760	165	3841	42,32,487	42,32,487	93,11,427	93,11,427	-20,93,273	50,78,940	25,39,470	-	4,46,197	
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	-	-1,22,513	
166	Sri Jagadeesh, Sri Ananda Narayanan, Sri Aravindha Krishna	NIL	Kuthambakkam	513/6, 514/2,	167	9600	95,00,240	95,00,240	167	5760	51,00,398	51,00,398	1,07,10,837	1,07,10,837	-33,99,842	56,10,439	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. Sivakumar&Ishani, 2. A.Thirumozhi, 3. A. Tamilselvi	NIL	Kuthambakkam	513/5B	169	2050	20,28,220	20,28,220	169	1232	12,17,480	12,17,480	20,89,715	20,89,715	-8,68,740	8,52,235	4,26,118	-	-3,82,623	

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 02 , 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)	Compensation, if any under section 35-Q(1)(i)	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14	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	Column 5 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 8(a) in Rs.	Column 12) in Rs.	in Rs.	Column 15 minus column 14 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
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	-12,59,139	20,95,216	10,47,608	-	-2,10,531	
170	K.M.Buhari	NIL	Kuthambakkam	513/4D	171	950	9,38,960	9,38,960	171	570	7,04,388	7,04,388	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	513/4C	172	2000	19,78,800	19,78,800	172	1201	12,52,562	12,52,562	23,79,668	23,79,668	-7,24,238	11,27,106	5,63,553	-	-1,60,685	
172	H.K.M Buhari	NIL	Kuthambakkam	513/4B	173	1000	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.Nagarathinamraj 2.Sukkubai 3. Radhakrishan 4. Vasanthe S. Jayakumar	NIL	Kuthambakkam	513/4A	174	2000	19,78,800	19,78,800	174	1200	14,93,152	14,93,152	22,39,728	22,39,728	-4,85,648	7,46,576	3,73,288	-	-1,12,360	
174	Loganathan (s) Senthar	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	513/3A	176	2500	24,71,000	24,71,000	176	1513	14,84,993	14,84,993	31,39,485	31,39,485	-9,86,007	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	-8,69,963	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	10,06,661	10,06,661	15,13,291	15,13,291	-5,71,419	6,04,430	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	10,69,862	5,34,931	-	-8,47,729	
180	Loganathan (s) Senthar	NIL	Kuthambakkam	514/1A2	181	3000	29,65,200	36,85,268	181	1803	17,82,513	17,82,513	32,06,523	32,06,523	-18,82,755	14,24,010	7,13,005	-	-11,69,750	
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.Nagarathinampal, 2.Sukkubai, 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	36,81,289	36,81,289	-14,04,540	15,97,589	7,53,795	-	-8,50,746	
183	M/s Mahara Khraj Motors	NIL	Kuthambakkam	501/3B	184	450	8,87,170	8,87,170	184	272	3,35,900	3,35,900	3,35,900	3,35,900	-5,31,270	-	-	-	-5,31,270	
184	S.Pandian	NIL	Kuthambakkam	520/2B	185	2000	-	-	185	2000	-	-	-	-	-	-	-	-	-	Settlement / Buttup
185	Sathya Ram Mohan	NIL	Kuthambakkam	520/2B	186	2000	-	-	186	2000	-	-	-	-	-	-	-	-	-	Settlement / Buttup
186	Paul Raj Anthony & Pavna Anthony	NIL	Kuthambakkam	520/2C	187	2000	-	-	187	2000	-	-	-	-	-	-	-	-	-	Settlement / Buttup
187	Ninalan Arokiyan	NIL	Kuthambakkam	520/2B	188	4050	-	-	188	4050	-	-	-	-	-	-	-	-	-	Settlement / Buttup
188	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	521/3, 521/4, 521/5	189	12600	1,55,67,300	1,86,67,300	189	7560	74,72,298	74,72,298	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 bure Venkata	NIL	Kuthambakkam	521/1B2	191	455	5,62,153	5,62,153	191	301	3,71,905	3,71,905	4,48,286	4,48,286	-1,90,247	74,381	37,191	-	-1,53,057	
191	Sunil Kujral, Akash Kujral, Sushil Kujral	NIL	Kuthambakkam	520/1B4B	192	6100	-	-	192	6100	-	-	-	-	-	-	-	-	-	Settlement / Buttup
192	Pepi K. Gopalakrishnan	NIL	Kuthambakkam	520/1B5B	193	4050	-	-	193	4050	-	-	-	-	-	-	-	-	-	Settlement / Buttup
193	Mrs.Deepa Vellas Deepa Ram	NIL	Kuthambakkam	520/1B5C	194	2000	-	-	194	2000	-	-	-	-	-	-	-	-	-	Settlement / Buttup
194	V. Athanasiti alias Annamalai Veerapan	NIL	Kuthambakkam	520/1B5D, 520/1B5E	195	3550	-	-	195	3550	-	-	-	-	-	-	-	-	-	Settlement / Buttup
195	Government Land	NIL	Kuthambakkam	520/2	196	7900	-	-	196	4607	-	-	-	-	-	-	-	-	-	Government Land - Unvalued
196	Sunil Kujral & Akash Kujral	NIL	Kuthambakkam	520/17B	197	2300	-	-	197	2300	-	-	-	-	-	-	-	-	-	Settlement / Buttup
197	D.Sachan	NIL	Kuthambakkam	520/19B, 520/19B, 520/20B,	198	5200	-	-	198	5200	-	-	-	-	-	-	-	-	-	Settlement / Buttup
198	G.R.Hari	NIL	Kuthambakkam	520/20A2	199	800	-	-	199	500	-	-	-	-	-	-	-	-	-	Settlement / Buttup
199	C.R Balakrishna Pai	NIL	Kuthambakkam	520/20A3	200	1500	-	-	200	1500	-	-	-	-	-	-	-	-	-	Settlement / Buttup
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			8,70,91,021	8,70,91,021						
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	995			-	-						
210	Reserved for Park	NIL							R11	272			-	-						

ANNEXURE 6

FORM - B

Redistribution and Tentative valuation statement

Draft Scheme No: 02 , 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										Remarks
					Number	Area in sq.mt. (## per cents)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees				Compensation Column 9 (b) minus column 8(b) in Rs.	Increment Column 10 (a) minus column 8(a) in Rs.	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39 (1)(i) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 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	8(a)	8(b)	10(a)	10(b)	11	12	13	14	15	16
211	Reserved for Public Purpose	NIL							R12	7690			22,62,70,398	22,62,70,398						
212	Reserved for Amenities	NIL							R13	3825			4,35,99,909	4,35,99,909						
213	Reserved for Public Purpose	NIL							R14	763			2,36,20,098	2,36,20,098						
214	Reserved for Public Purpose	NIL							R15	8648			26,97,91,392	26,97,91,392						
215	Reserved for Park	NIL							R16	2131			6,39,99,915	6,39,99,915						
219	Reserved for Public Purpose	NIL							R17	3126			9,38,88,138	9,38,88,138						
217	Reserved for EWS	NIL							R18	8745			26,29,42,390	26,29,42,390						
218	Reserved for Park	NIL							R19	4218										
219	Reserved for Public Purpose	NIL							R20	20523			62,53,91,699	62,53,91,699						
220	Reserved for Public Purpose	NIL							R21	13092			39,32,89,170	39,32,89,170						
221	Reserved for Amenities	NIL							R22	1965			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			2,59,81,394	2,59,81,394						
226	Reserved for Amenities	NIL							R27	8052			10,38,27,629	10,38,27,629						
227	Reserved for Park	NIL							R28	3228										
228	Reserved for Amenities	NIL							R29	1001			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			99,94,909	99,94,909						
231	Reserved for Public Purpose	NIL							R32	1944			5,84,02,840	5,84,02,840						
232	Reserved for Park	NIL							R33	54902			67,91,43,186	67,91,43,186						
233	Reserved for Park	NIL							R34	3484										
234	Reserved for Amenities	NIL							R35	3631			4,49,12,674	4,49,12,674						
235	Reserved for Public Purpose	NIL							R36	14567			42,75,27,334	42,75,27,334						
236	Reserved for Public Purpose	NIL							R37	14909			44,77,05,451	44,77,05,451						
237	Reserved for Park	NIL							R38	23521			25,09,46,675	25,09,46,675						
238	Reserved for Public Purpose	NIL							R39	39995			1,17,33,10,231	1,17,33,10,231						
239	Reserved for EWS	NIL							R40	13118			16,22,71,973	16,22,71,973						
														TOTAL	-37,30,14,591	39,64,49,691	19,82,33,715	-	-17,72,81,229	

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.

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 Real Estate

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

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

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**

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**

Certified Reforter

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**

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**

Verified by PRISM

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.

Verified (TM)

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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