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2025

பதிவெண்: எம்.

திருவள்ளூர் மாவட்ட அரசிதழ்

சிறப்பு வெளியீடு

ஆணையின்படி வெளியிடப்பட்டது

132B | திருவள்ளூர், நவம்பர் 19, 2025 / கார்த்திகை 3, விசுவாவசு, திருவள்ளுவர் ஆண்டு 2056 | [எண்.56

உறுப்பினர் செயலரின் அறிவிக்கை

(ரு.க.எண்.28611/2025/D3, நாள்.12.11.2025)

சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம் சென்னை-600 008
அறிவிக்கை எண். MPU/LPADS/ Thirumazhisai /2025-1
பிரிவு 39-I, உட்பிரிவு (1)
(விதி 6 (1)-ன் படி)
பருவதராஜபுரம் நிலச் சேகரிப்புப் பகுதி அபிவிருத்தித் திட்டத்தின் வரைவுத் திட்ட அறிவிப்பு

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

2. இந்த உத்தேசத் திட்டம் கீழ்க்கண்ட பரந்த நோக்கங்களைக் கொண்டது:

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

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

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

3. வரைவுத் திட்டம் குறித்த கீழ்க்கண்ட விவரங்கள் இவ்வறிக்கையுடன் இணைக்கப்பட்டுள்ளன:

இணைப்பு 1:	வரைவுத் திட்டத்தின் குறியீடு வரைபடம்
இணைப்பு 2:	மூல மனைகளைக் குறிக்கும் வரைபடம்
இணைப்பு 3:	மூல மனைகளையும் அவற்றின் எல்லைகளின் மாற்றங்களையும் குறிக்கும் வரைபடம்

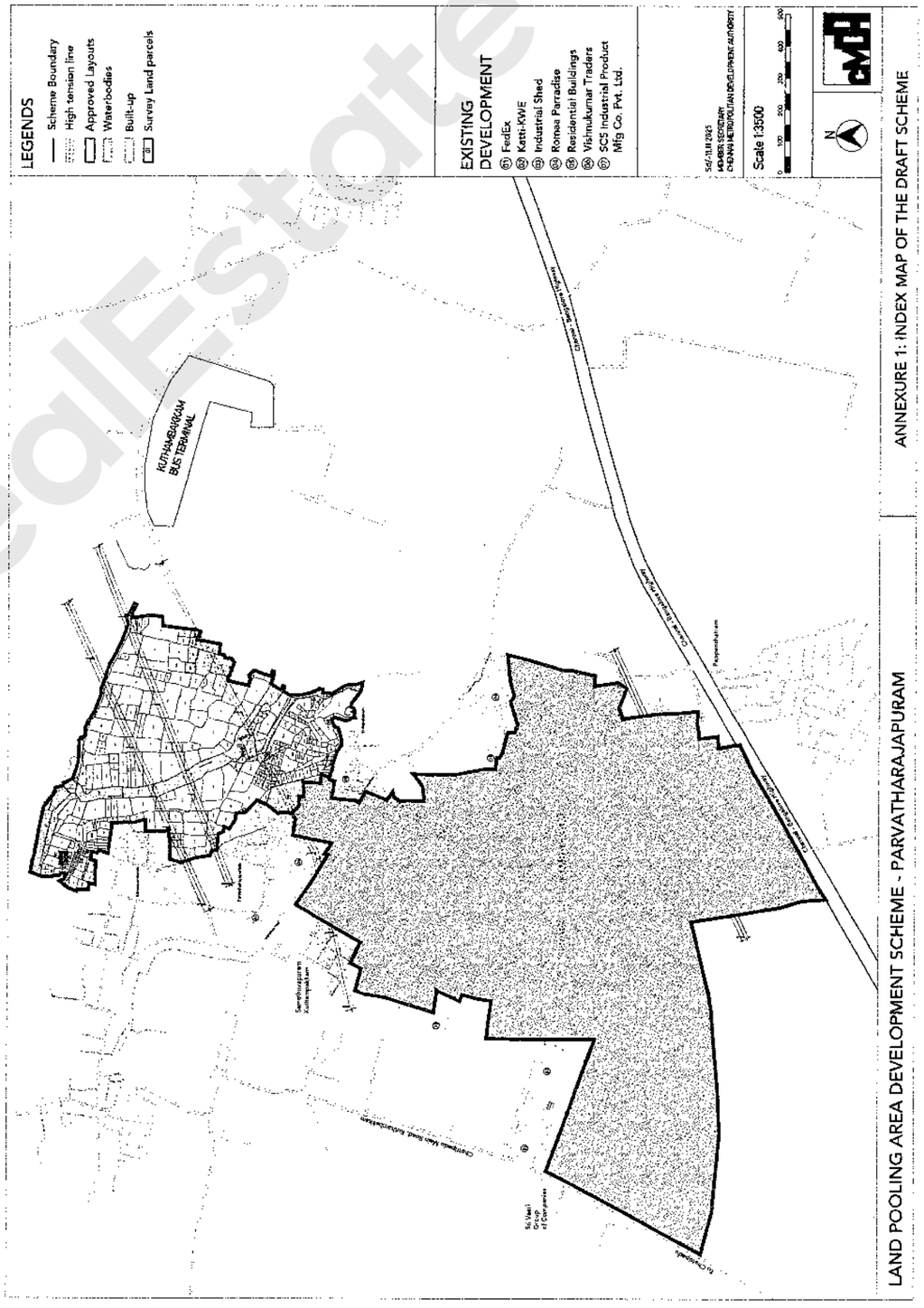
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இணைப்பு 4:	இறுதி மனைகளைக் குறிக்கும் வரைபடம்
இணைப்பு 5:	உள்கட்டமைப்பு வலையமைவுகளைக் காட்டும் வரைபடம்–கழிவு–நீர், மழை நீர் வடிகால், குடிநீர், மின்சாரம் மற்றும் தெரு விளக்கு அமைவிடங்களைக் குறிக்கும் வரைபடங்கள்.
இணைப்பு 6:	படிவம்–B, மறுபகிர்வு மற்றும்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

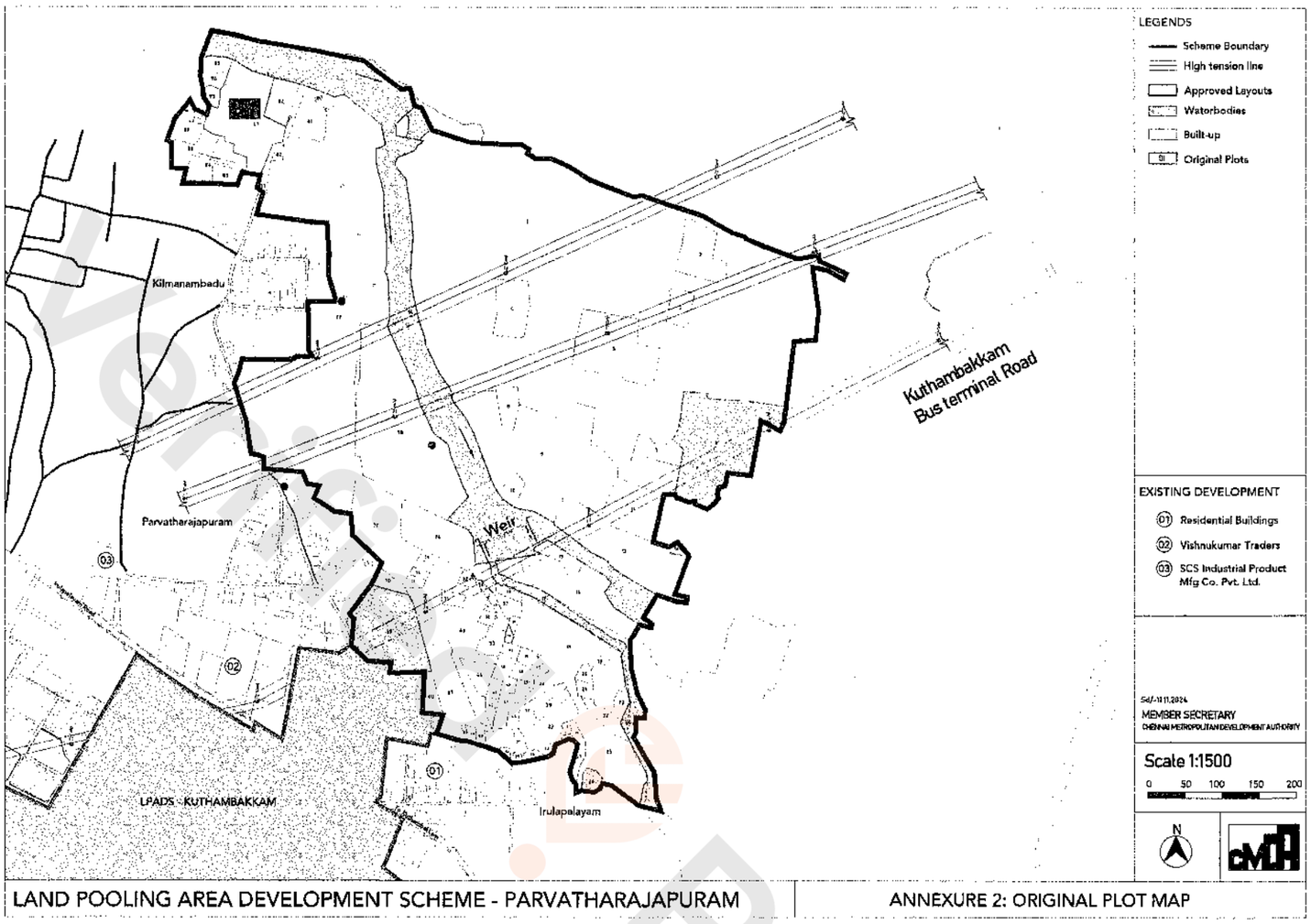
4. வரைவுத் திட்டத்தின் 1–லிருந்து 9–வரையிலான இணைப்புகளின் நகல் எண்.1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை 600 008–ல் அமைந்துள்ள தாளமுத்து–நடராசன் மாளிகை, சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்தின் ஐந்தாவது தளம், மேற்குப் பகுதியில் அமைந்துள்ள முழுமைத் திட்டப் பிரிவில் அனைத்து அலுவலக நாட்களிலும் பிற்பகல் 3.00 மணி முதல் மாலை 5.00 வரை பார்வைக்காக வைக்கப்பட்டு உள்ளது. மேலும் இத்தகவல் சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்தின் வலைதளத்தில் (www.cmdachennai.gov.in) பதிவேற்றம் செய்யப்பட்டுள்ளது. எந்தவொரு நபரும் வரைவுத் திட்டம் வெளியிடப்பட்ட நாளிலிருந்து அறுபது நாட்களுக்குள் தனது ஆட்சேபனையை முதன்மைச் செயலர்/உறுப்பினர் செயலர், சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம், தாளமுத்து–நடராசன் மாளிகை, எண். 1, காந்தி இர்வின் சாலை, எழும்பூர். சென்னை–600 008 என்ற முகவரிக்கு எழுத்துப்பூர்வமாக சமர்ப்பிக்கலாம்.

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

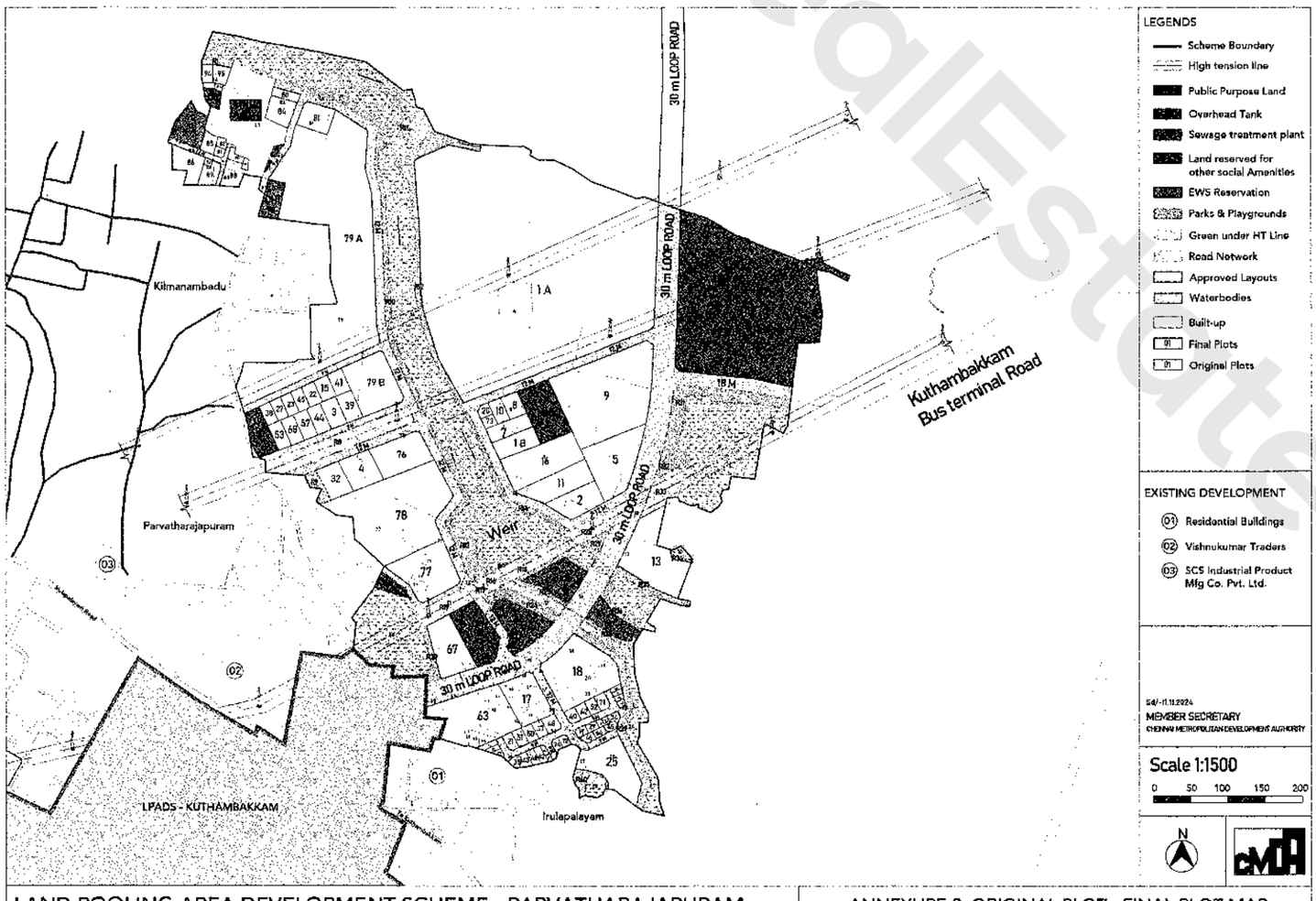
சென்னை–600 009.
2025 நவம்பர் 11.



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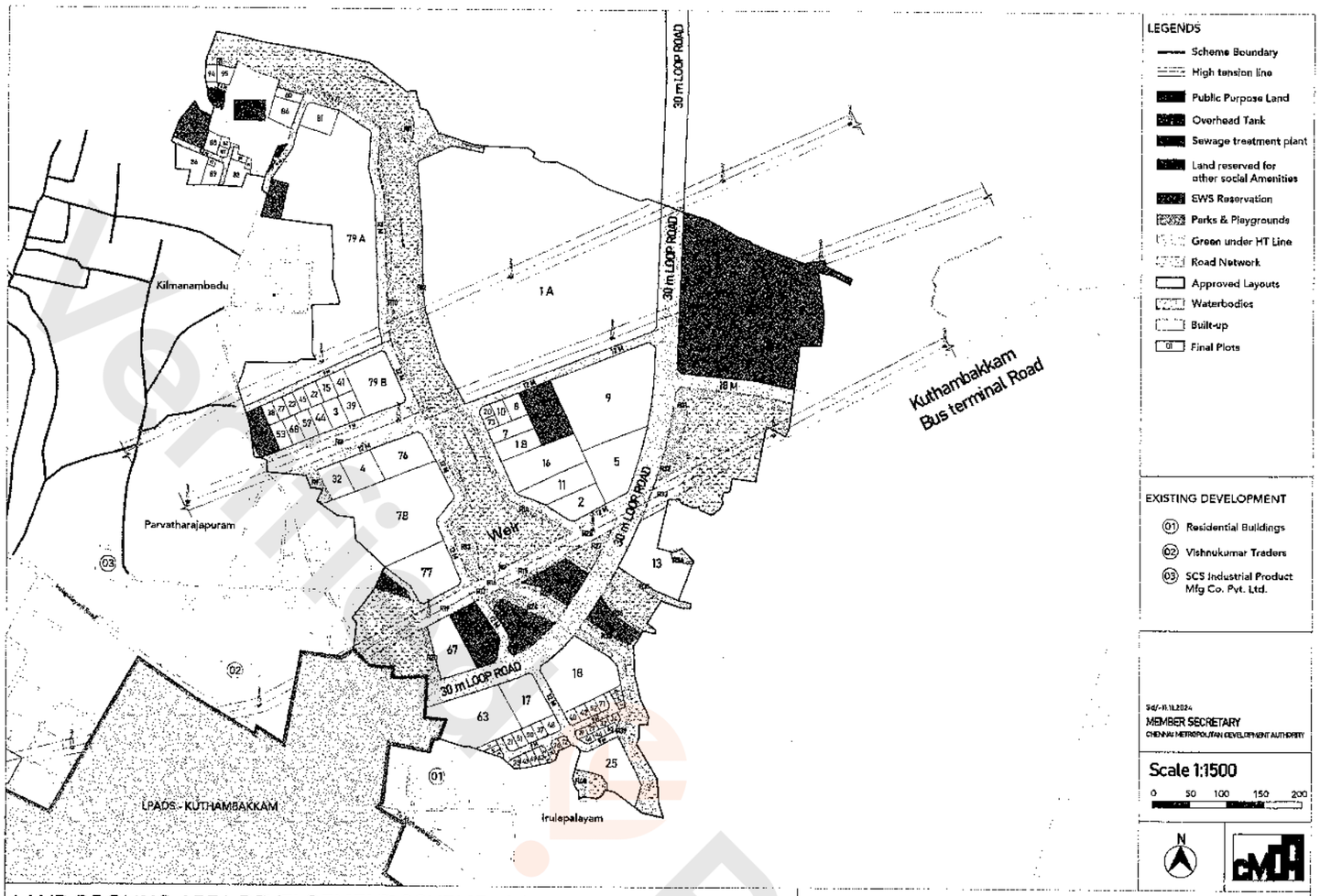


LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM | ANNEXURE 2: ORIGINAL PLOT MAP



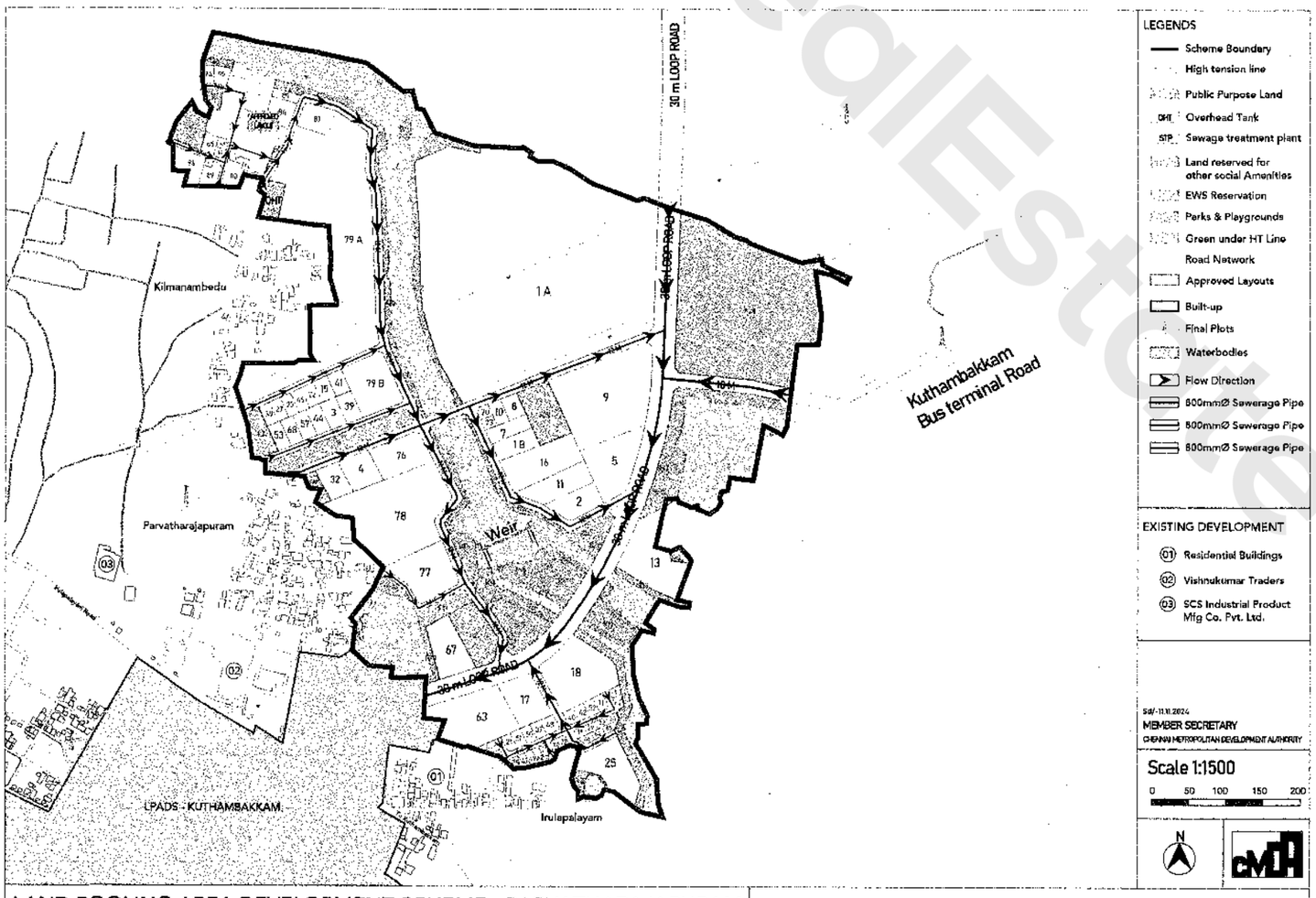
LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM | ANNEXURE 3: ORIGINAL PLOT - FINAL PLOT MAP

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LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

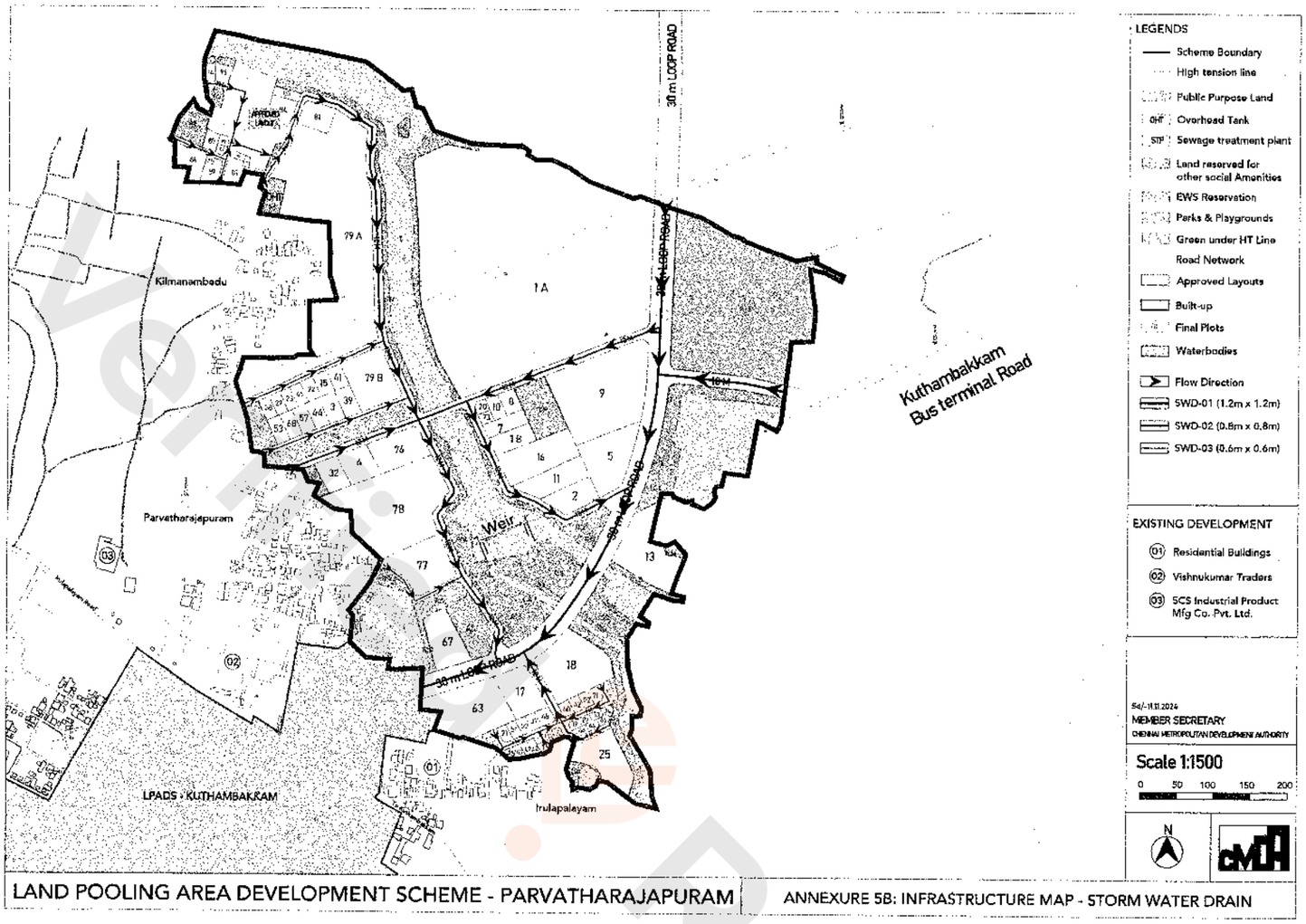
ANNEXURE 4: FINAL PLOT MAP



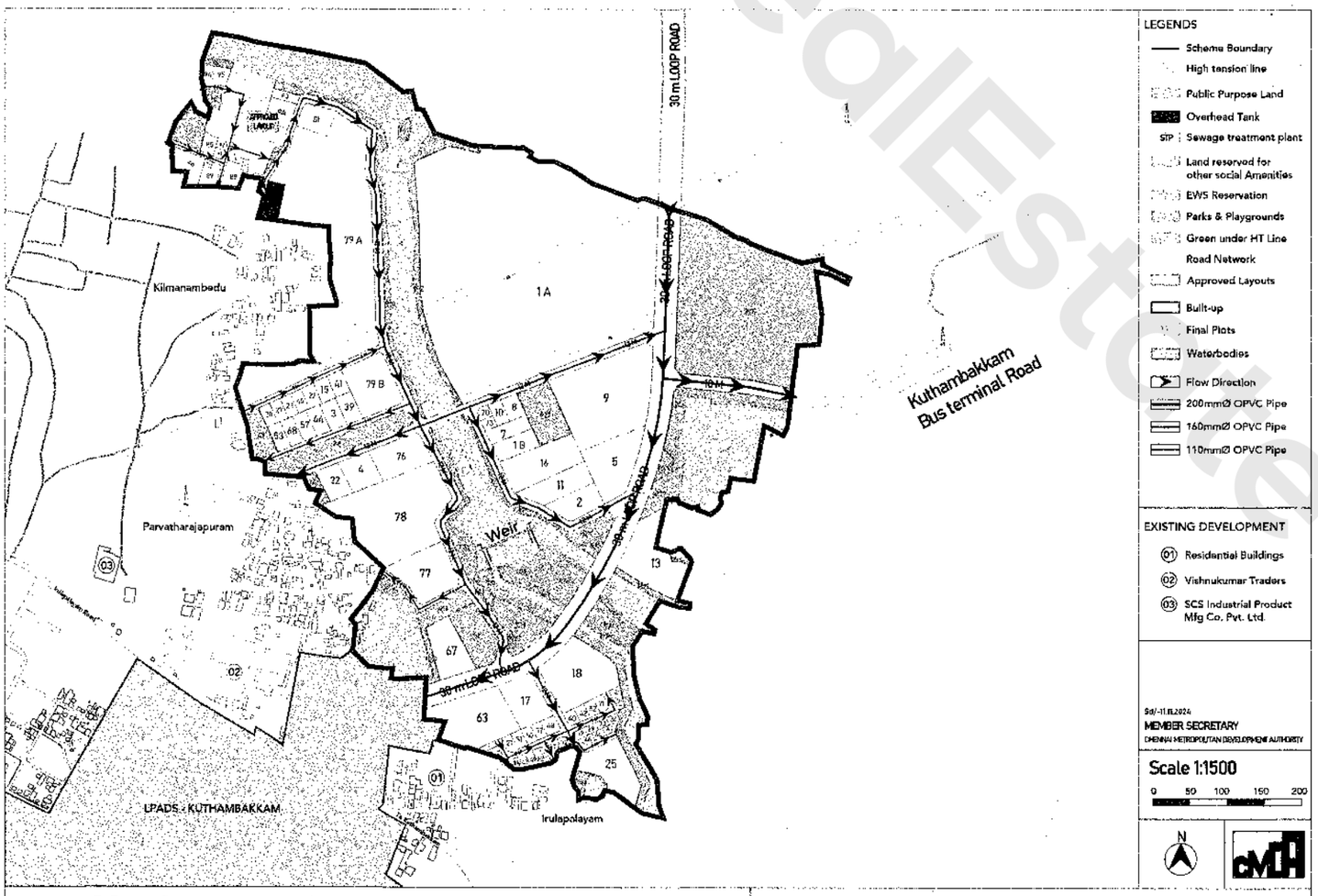
LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

ANNEXURE 5A: INFRASTRUCTURE MAP - SEWERAGE

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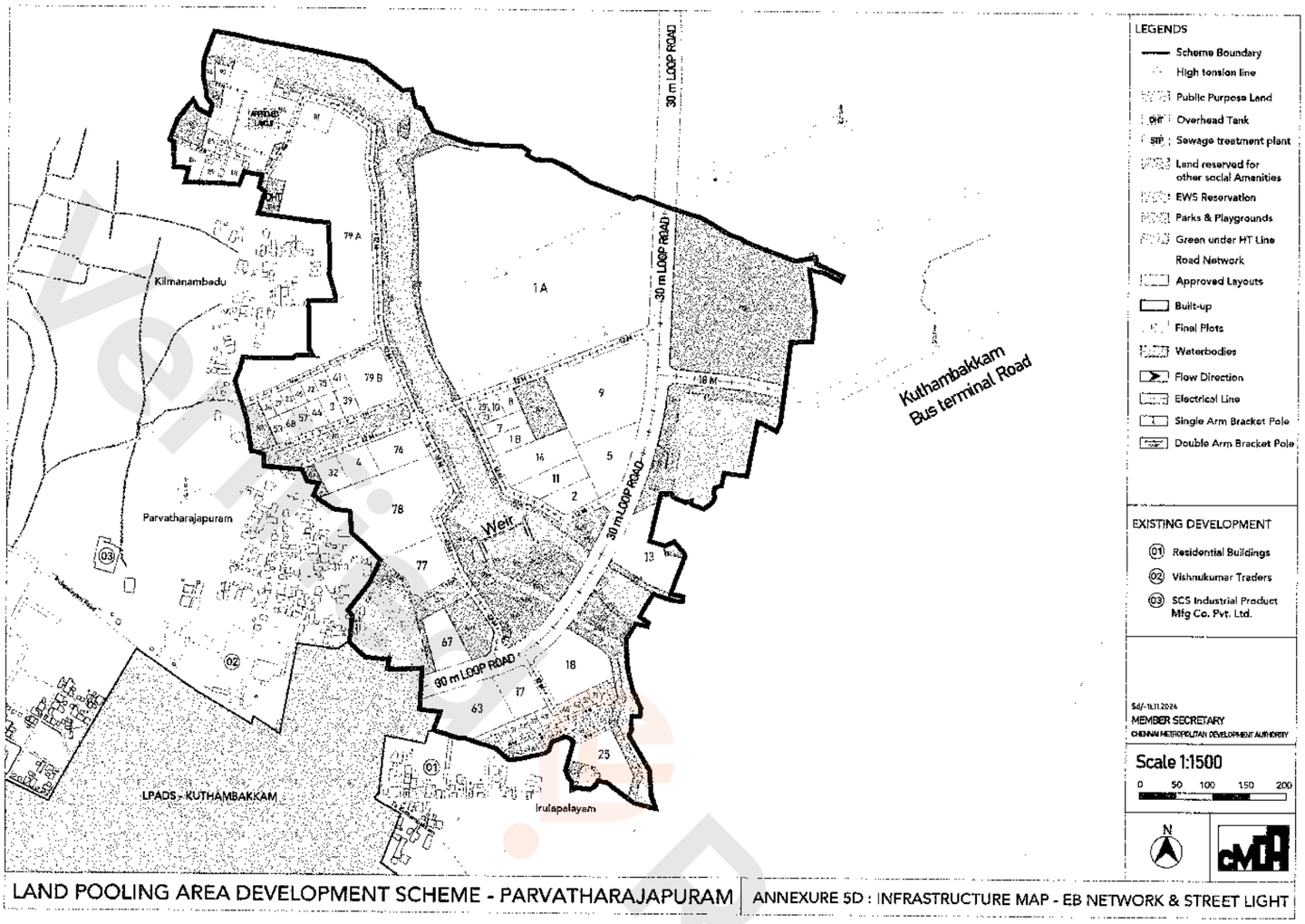


LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM | ANNEXURE 5B: INFRASTRUCTURE MAP - STORM WATER DRAIN



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

					Original Plot				Final Plot										
					Value in Rupees				Value in Rupees										
										Undeveloped		Developed							
Sl. No	Name of Owner	Tenure	Village	Survey No.	Number	Area in sq.mt. (as per patta)	Without reference to value of structures	Inclusive of structures	Number	Area in sq.mt.	Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures	Compensation Column 9 (b) minus column 8(b) in Rs.	Increment Column 10 (a) minus column 8(a) in Rs.	Increment Contribution (80% of Column 12) in Rs.	Compensation, if any under section 39-0(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
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, 78/16, 59/1, 60/3B, 60/1A, 61/1D, 79/2, 63, 78/1A, 61/1C, 84, 28/1, 78/1, 82, 77/1, 27/3, 61/2, 85/1, 27/1, 75/1C, 73/2, 61/1A, 85/2B, 28, 75/1B, 25, 84, 85/3A, 72/2, 83, 75/2, 75/1A, 86/3, 74, 86/2, 88, 66, 72/1, 87/2, 92, 87, 71/3, 71/2, 71/1, 69/1, 87/1, 69/2, 89/3, 88, 70, 91, 89/1, 86/2, 90/1, 90/2, 112/1, 85/3B, 86/2A, 89/1, 27/2, 73/1,	1	145659	8,54,03,936	8,54,03,936	1	87391	5,31,12,819	5,31,12,819	10,82,25,638	10,82,25,638	-3,22,91,118	5,31,12,819	2,65,56,410	-	-57,34,709	
2	Loganathan	NIL	Parvatharajapuram	65	2	3850	21,93,013	21,93,013	2	2133	13,17,871	13,17,871	25,03,956	25,03,956	-8,75,141	11,86,084	5,63,042	-	-2,82,099	
3	Balakrishnan	NIL	Parvatharajapuram	61/1B	3	1590	9,26,625	9,26,625	3	990	5,67,215	5,67,215	10,00,823	10,00,823	-2,59,410	3,33,608	1,86,804	-	-92,606	
4	Munisamy Naidu	NIL	Parvatharajapuram	77/2	4	3300	20,36,575	20,36,575	4	1952	15,65,720	15,65,720	28,18,297	28,18,297	-4,72,855	12,52,578	8,26,288	-	1,53,434	
5	Munisamy Naidu	NIL	Parvatharajapuram	79/2B	5	8200	50,65,550	50,65,550	5	4916	30,37,087	30,37,087	85,03,944	85,03,944	-20,28,463	54,66,857	27,33,376	-	7,04,915	
6	Government Land - Vaikal	NIL	Parvatharajapuram	48, 58, 28/2B, 60/3, 59/2, 28/3B, 29	6	13900	-	-	6	14255	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
7	Lalitha Devi Ammal	NIL	Parvatharajapuram	57/2	7	2000	12,35,500	12,35,500	7	1201	7,41,863	7,41,863	12,61,167	12,61,167	-4,93,637	5,19,304	2,59,652	-	-2,33,985	
8	Velayutha Mudaliar	NIL	Parvatharajapuram	82/2	8	1250	7,72,188	7,72,188	8	751	4,63,920	4,63,920	6,03,096	6,03,096	-3,08,268	1,39,176	89,388	-	-2,38,879	
9	Lalitha Devi Ammal	NIL	Parvatharajapuram	60/2, 55, 79/2, 79/1, 81, 82/1,	9	21700	1,34,05,175	1,34,39,487	9	13016	80,40,580	80,40,580	2,08,05,507	2,08,05,507	-53,98,017	1,29,64,927	84,32,494	-	16,33,546	
10	Tamilnadu Veetu Vasathi Variyam (TNHB)	NIL	Parvatharajapuram	80/1	10	950	5,86,883	5,86,883	10	572	3,53,065	3,53,065	3,53,065	3,53,065	-2,33,798	-	-	-	-2,33,798	
11	Loganathan	NIL	Parvatharajapuram	54	11	4700	29,03,425	29,03,425	11	2931	17,48,682	17,48,682	22,73,286	22,73,286	-11,54,743	5,24,604	2,82,302	-	-8,82,441	
12	Government Land - Vaikal	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	8800	59,30,400	59,30,400	13	5764	35,60,883	35,60,883	72,99,811	72,99,811	-23,69,517	37,38,928	18,99,484	-	-5,09,053	
14	Government Land - Madurai	NIL	Parvatharajapuram	592, 586/3, 588, 587, 589/4, 589, 588, 112/2A, 158/2, 159, 166, 112/2B,	14	48050	-	-	14	46079	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
15	Hindu	NIL	Kuthambakkam	590/1, 590/2	15	1050	6,48,638	6,48,638	15	630	4,07,051	4,07,051	4,07,051	4,07,051	-1,81,586	-	-	-	-1,81,586	
16	Sanjay Bansali	NIL	Kuthambakkam	585/2A5, 585/2A4, 590/3B, 591, 585/1, 590/3A, 585/2A3,	16	7700	64,56,400	64,38,400	16	4622	28,55,100	28,55,100	72,80,505	72,80,505	-55,81,300	44,25,405	22,12,702	-	-33,68,598	
17	1.Sanjay Bansali 2. K.M Basuri	NIL	Kuthambakkam	585/2A2	17	5150	31,81,413	31,81,413	17	3092	73,27,108	73,27,108	1,81,18,637	1,81,18,637	41,45,895	87,92,529	43,96,265	-	85,41,960	
18	M/s.Theta Ree Developers	NIL	Kuthambakkam	585/2C2, 585/2F, 585/2E4, 585/2D, 585/2C1, 585/2B, 585/2G1, 586/2E1, 586/2E2, 585/2E3, 585/2C2,	18	11100	1,22,01,388	1,22,01,388	18	6664	57,34,428	57,34,428	1,31,89,184	1,31,89,184	-64,66,960	74,54,756	37,27,378	-	-27,39,582	
19	Rukmaniammal	NIL	Kuthambakkam	582/2	19	300	1,85,325	1,85,325	19	181	2,68,635	2,68,635	4,19,616	4,19,616	71,310	1,53,981	76,990	-	1,48,300	
20	Kanniyappan	NIL	Kuthambakkam	582/1A	20	450	2,77,988	2,77,988	20	271	1,67,272	1,67,272	2,00,726	2,00,726	-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	Rukmaniammal	NIL	Kuthambakkam	582/1C	22	950	5,86,863	5,86,863	22	570	4,18,813	4,18,813	5,44,456	5,44,456	-1,68,050	1,25,644	62,822	-	-1,05,228	
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	3,32,547	3,32,547	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	3989	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
25	Muniammal	NIL	Kuthambakkam	582/B	25	6800	42,00,700	42,00,700	25	4082	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	708	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
27	Varadhan	NIL	Kuthambakkam	562/6	27	750	4,63,313	4,63,313	27	450	3,33,366	3,33,366	3,33,366	3,33,366	-1,29,944	-	-	-	-1,29,944	
28	Govindhan & others	NIL	Kuthambakkam	563/1A	28	150	3,55,500	3,55,500	28	94	2,23,555	2,23,555	2,23,555	2,23,555	-1,31,945	-	-	-	-1,31,945	
29	Chakrapani	NIL	Kuthambakkam	563/1C	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 Jeganathan & others	NIL	Kuthambakkam	563/2	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	563/1B	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	563/3E	32	2450	58,06,600	58,06,600	32	1471	10,69,344	10,69,344	12,83,212	12,83,212	-47,37,256	2,13,868	1,06,934	-	-46,30,322	
33	Jagathrasan & others	NIL	Kuthambakkam	563/5	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	563/4	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	5,92,500	10,48,027	35	196	4,64,500	9,20,027	4,64,500	9,20,027	-1,28,000	-	-	-	-1,28,000	
36	Elayavan	NIL	Kuthambakkam	584/1	36	150	3,55,500	3,55,500	36	91	55,970	55,970	55,970	55,970	-2,99,530	-	-	-	-2,99,530	
37	Natesan & others	NIL	Kuthambakkam	585/1	37	550	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-C(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								
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed		Column 9 (b) minus column 8(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.			
											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
38	B 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	-13,88,370	1,22,439	61,220	-	-13,88,150	
39	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	563/3C	39	1500	35,55,000	35,55,000	39	900	8,59,014	8,59,014	8,59,014	8,59,014	-26,95,986	-	-	-	-26,95,986	
40	Vijayakumar S & Others	NIL	Kuthambakkam	565/2C	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	4,24,946	2,12,473	-	-2,64,283	
41	Balakrishnan	NIL	Kuthambakkam	566/2, 565/2B3, 565/2B2	41	1100	26,07,000	26,07,000	41	666	4,69,294	4,69,294	4,69,294	4,69,294	-21,17,706	-	-	-	-21,17,706	
42	Natesan & others	NIL	Kuthambakkam	568/2	42	500	11,85,000	11,85,000	42	301	2,84,484	2,84,484	2,84,484	2,84,484	-9,00,516	-	-	-	-9,00,516	
43	Chinniyan & others	NIL	Kuthambakkam	568/1	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	569/2C, 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	565/4	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	567/1	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	Kumarakaran & others	NIL	Kuthambakkam	565/2B1	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	Saroja & others	NIL	Kuthambakkam	563/3B	48	750	17,77,500	17,77,500	48	452	10,70,131	10,70,131	17,12,210	17,12,210	-7,07,369	6,42,076	3,21,039	-	-3,86,329	
49	S Balakrishnan & others	NIL	Kuthambakkam	563/3A	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	565/2A	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	566/3B	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	565/3A	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	569/2A	53	1150	27,25,500	27,25,500	53	690	7,42,340	7,42,340	9,65,042	9,65,042	-19,83,180	2,22,702	1,11,351	-	-18,71,829	
54	Government Land - Rudraboomi-1	NIL	Kuthambakkam	570/2	54	300	-	-	54	169	-	-	-	-	-	-	-	-	-	Government Land
55	Energy Bramma Infra Private Limited	NIL	Kuthambakkam	570/1B	55	200	4,74,000	4,74,000	55	126	2,98,338	2,98,338	2,98,338	2,98,338	-1,75,662	-	-	-	-1,75,662	
56	Ebhraj	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 80sqm. 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 - Vendipoochal	NIL	Kuthambakkam	571	58	400	-	-	58	400	-	-	-	-	-	-	-	-	-	Government Land retained as road
59	Government Land - Valkeat	NIL	Kuthambakkam	572/1B	59	250	-	-	59	269	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
60	Government Land - Vendipaadhal	NIL	Kuthambakkam	572/2B	60	250	-	-	60	250	-	-	-	-	-	-	-	-	-	Government Land retained as road
61	Ramasamy	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	568/4, 568/5, 568/2B, 575/1, 575/2C, 575/2B, 574, 573/9D, 573/9B, 572/1A3, 573/9C, 575/2A, 573/8B, 573/7C, 573/7B, 573/7A, 572/1A2, 573/4C, 573/5B, 573/8A, 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	1,60,00,187	1,60,00,187	4,16,00,512	4,16,00,512	-1,06,62,313	2,56,00,315	1,28,00,158	-	21,37,855	
64	N S Babu	NIL	Kuthambakkam	568/3	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	568/2	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	2,13,875	2,13,875	2,56,650	2,56,650	-3,41,625	42,775	21,388	-	-1,20,237	
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	-51,84,669	85,27,015	42,93,507	-	-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	1,53,607	76,804	-	-21,36,672	
69	Government Land - Kuttal	NIL	Kuthambakkam	581/2	69	9250	-	-	69	9065	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
70	Government Land - Rudraboomi-2	NIL	Kuthambakkam	581/1	70	750	-	-	70	789	-	-	-	-	-	-	-	-	-	Government Land
71	Palaniyappan	NIL	Kuthambakkam	573/9A, 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	84,784	47,392	-	-9,48,040	
72	Palaniyappan	NIL	Kuthambakkam	573/3D, 573/3C,	72	300	7,11,000	7,11,000	72	180	4,26,805	4,26,805	8,10,549	8,10,549	-2,84,395	3,83,944	1,91,972	-	-92,423	
73	Palaniyappan	NIL	Kuthambakkam	573/4A	73	450	10,66,500	10,66,500	73	270	1,66,878	1,66,878	1,66,878	1,66,878	-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	192	4,32,066	4,32,066	4,32,066	4,32,066	-1,60,434	-	-	-	-1,60,434	
76	M/s Theta Ress Developers	NIL	Kuthambakkam	565/2A1, 565/6,	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-C(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								
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed		Column 9 (b) minus column 8(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.			
											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
77	Gokilambal	NIL	Kuthambakkam	583, 582, 584,	77	7650	1,81,30,500	1,81,30,500	77	4590	95,66,938	95,66,938	1,53,07,098	1,53,07,098	-85,63,564	57,40,182	28,70,091	-	-56,93,473	
78	Thanchaiyan	NIL	Kuthambakkam	585/7, 585/6, 585/9, 585/8,	78	22800	1,39,81,150	1,38,95,472	78	13661	1,90,29,982	1,90,29,982	2,85,44,973	2,85,44,973	50,34,510	95,14,991	47,57,496	-	97,92,006	
79	Tamilnadu Veetu Vasathi Variyam (TNHB)	NIL	Parvatharajapuram	116/1, 128/3, 128/2, 116/2, 129/1, 115/8, 115/5, 115/4, 129/2, 129/3A1, 129/3A2A, 129/3B2, 115/3A, 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, 156, 152/1B, 155, 152/1A, 157/2B, 154, 157/1, 128/1, 129/3B1, 128/3A2C, 128/3A2B, 115/2, 128/3,	79	61100	4,94,62,533	4,95,22,377	79	36661	2,37,10,004	2,37,69,848	4,74,20,007	4,74,79,851	-2,57,52,528	2,37,10,004	1,18,55,002	-	-1,38,97,527	
80	Government Land - Nanja Tharisu	NIL	Parvatharajapuram	158/1	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	15,75,263	15,75,263	81	1530	9,22,739	9,22,739	11,07,287	11,07,287	-6,52,524	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 - Vendipaadhal	NIL	Parvatharajapuram	148	83	1600	-	-	83	1600	-	-	-	-	-	-	-	-	-	Retained in FP as road
84	Akilandam	NIL	Parvatharajapuram	148	84	1650	12,04,613	12,04,613	84	1171	6,96,718	6,96,718	8,99,718	8,99,718	-5,07,895	-	-	-	-5,07,895	
85	Jayaraman	NIL	Parvatharajapuram	141/5B	85	800	8,91,880	8,91,880	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	1,86,859	1,86,859	-1,03,739	31,143	15,572	-	-88,167	
88	Jayaraman	NIL	Parvatharajapuram	141/1B, 141/2A,	88	1500	12,97,275	12,97,275	88	901	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	6,91,913	6,91,913	7,22,296	7,22,296	-3,52,684	1,20,383	60,191	-	-3,32,473	
90	P Chokkavel	NIL	Parvatharajapuram	142/1	90	350	2,16,213	2,16,213	90	249	2,15,634	2,15,634	2,58,761	2,58,761	-578	43,127	21,563	-	20,985	
91	Ravanan	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 - Rudrabhoomi-3	NIL	Parvatharajapuram	143	93	600	-	-	93	544	-	-	-	-	-	-	-	-	-	Government Land
94	Kumar & others	NIL	Parvatharajapuram	144/3	94	600	3,70,650	3,70,650	94	360	2,22,605	2,22,605	2,22,605	2,22,605	-1,48,045	-	-	-	-1,48,045	
95	Venkatachalapin & others	NIL	Parvatharajapuram	144/2, 144/1,	95	850	5,25,088	5,25,088	95	512	3,16,184	3,16,184	3,79,420	3,79,420	-2,08,904	89,237	31,818	-	-1,77,298	
96	Reserved for Park	NIL							R1	426.6										
97	Reserved for EWS	NIL							R3	1913.7			2,36,72,233	2,36,72,239						
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	690.5			-	-						
104	Reserved for Park	NIL							R10	4276.8			-	-						
105	Reserved for Park	NIL							R11	371.5			-	-						
106	Reserved for Park	NIL							R12	4178.5			-	-						
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	1484.5			-	-						
110	Open Space provided under HT Line	NIL							R16	385.3			-	-						
111	Open Space provided under HT Line	NIL							R17	90.6			-	-						
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	3388.9			10,11,88,280	10,11,88,280						
115	Reserved for Amenities	NIL							R23	3072.6			3,50,99,955	3,50,99,955						
116	Reserved for Park	NIL							R24	1424.5			-	-						
117	Reserved for Park	NIL							R25	1087.5			-	-						
118	Reserved for Amenities	NIL							R26	2953.9			3,33,24,122	3,33,24,122						

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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 Column 9 (b) minus column 6(b) in Rs.	Increment Column 10 (e) minus column 9(e) in Rs.	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-D(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
					Number	Area in sq.mt. (as per patta)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees								
											Undeveloped		Developed						
							Without reference to value of structures	Inclusive of structures			Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures					
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
119	Reserved for Park	NIL							R27	618.0			-	-						
120	Open Space provided under HT Line	NIL							R28	1413.4			-	-						
121	Reserved for Public Purpose	NIL							R29	3556.3			10,88,74,747	10,88,74,747						
122	Reserved for Public Purpose	NIL							R30	34719.5			1,04,28,01,082	1,04,28,01,082						
123	Reserved for Park	NIL							R31	4035.8			-	-						
124	Reserved for Park	NIL							R32	618.9			-	-						
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	958.6			-	-						
128	Reserved for Park	NIL							R36	597.8			-	-						
129	Reserved for Amenities	NIL							R37	1911.4			2,38,43,992	2,38,43,992						
130	Reserved for Park	NIL							R38	443.5			-	-						
131	Reserved for Park	NIL							R39	3225.5			-	-						
132	Reserved for Park	NIL							R40	631.9			-	-						
133	Reserved for Park	NIL							R41	37.1			-	-						
														TOTAL	-14,19,87,894	17,85,30,348	8,82,65,170		-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**

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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**

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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**

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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**

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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.

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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.

உறுப்பினர் செயலரின் அறிவிக்கை

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

சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம் சென்னை–600 008

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

பிரிவு 39–I, உட்பிரிவு (1)

(விதி 6 (1)–ன் படி)

மாடம்பாக்கம் நிலச் சேகரிப்புப் பகுதி அபிவிருத்தித் திட்டத்தின்

வரைவுத் திட்ட அறிவிப்பு

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

2. இந்த உத்தேசத் திட்டம் கீழ்க்கண்ட பரந்த நோக்கங்களைக் கொண்டது:

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

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

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

3. வரைவுத் திட்டம் குறித்த கீழ்க்கண்ட விவரங்கள் இவ்வறிக்கையுடன் இணைக்கப்பட்டுள்ளன:

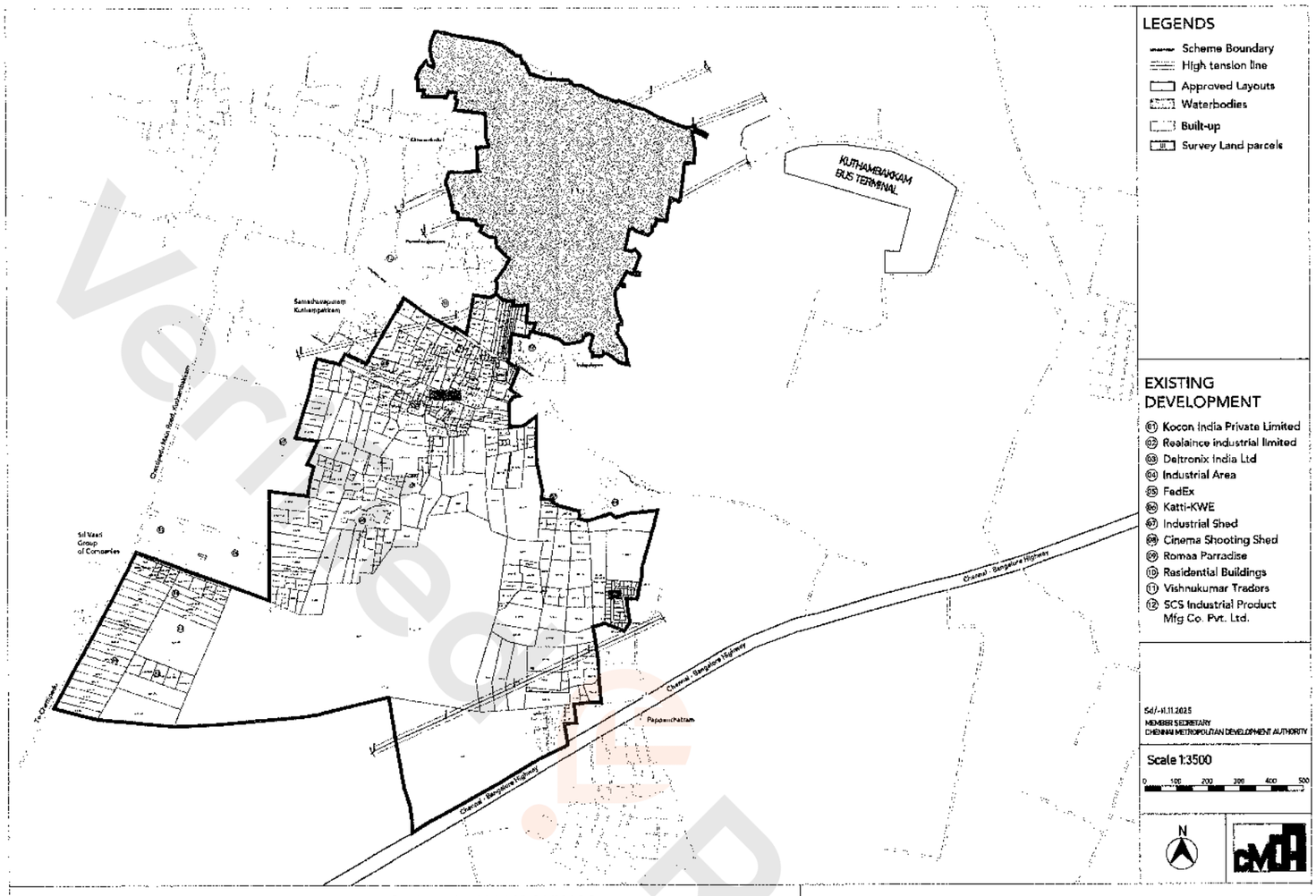
இணைப்பு 1:	வரைவுத் திட்டத்தின் குறியீடு வரைபடம்
இணைப்பு 2:	மூல மனைகளைக் குறிக்கும் வரைபடம்
இணைப்பு 3:	மூல மனைகளையும் அவற்றின் எல்லைகளின் மாற்றங்களையும் குறிக்கும் வரைபடம்
இணைப்பு 4:	இறுதி மனைகளைக் குறிக்கும் வரைபடம்
இணைப்பு 5:	உள்கட்டமைப்பு வலையமைவுகளைக் காட்டும் வரைபடம்–கழிவுநீர், மழை நீர் வடிகால்,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

4. வரைவுத் திட்டத்தின் 1–லிருந்து 9–வரையிலான இணைப்புகளின் நகல் எண்.1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை 600 008–ல் அமைந்துள்ள தாளமுத்து–நடராசன் மாளிகை, சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்தின் ஐந்தாவது தளம், மேற்குப் பகுதியில் அமைந்துள்ள முழுமைத் திட்டப் பிரிவில் அனைத்து அலுவலக நாட்களிலும் பிற்பகல் 3.00 மணி முதல் மாலை 5.00 வரை பார்வைக்காக வைக்கப்பட்டு உள்ளது. மேலும் இத்தகவல் சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்தின் வலைதளத்தில் (www.cmdachennai.gov.in) பதிவேற்றம் செய்யப்பட்டுள்ளது. எந்தவொரு நபரும் வரைவுத் திட்டம் வெளியிடப்பட்ட நாளிலிருந்து அறுபது நாட்களுக்குள் தனது ஆட்சேபனையை முதன்மைச் செயலர்/உறுப்பினர் செயலர், சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம், தாளமுத்து–நடராசன் மாளிகை, எண். 1, காந்தி இர்வின் சாலை, எழும்பூர். சென்னை –600 008 என்ற முகவரிக்கு எழுத்துப்பூர்வமாக சமர்ப்பிக்கலாம்.

சென்னை–600 009.
2025 நவம்பர் 11.

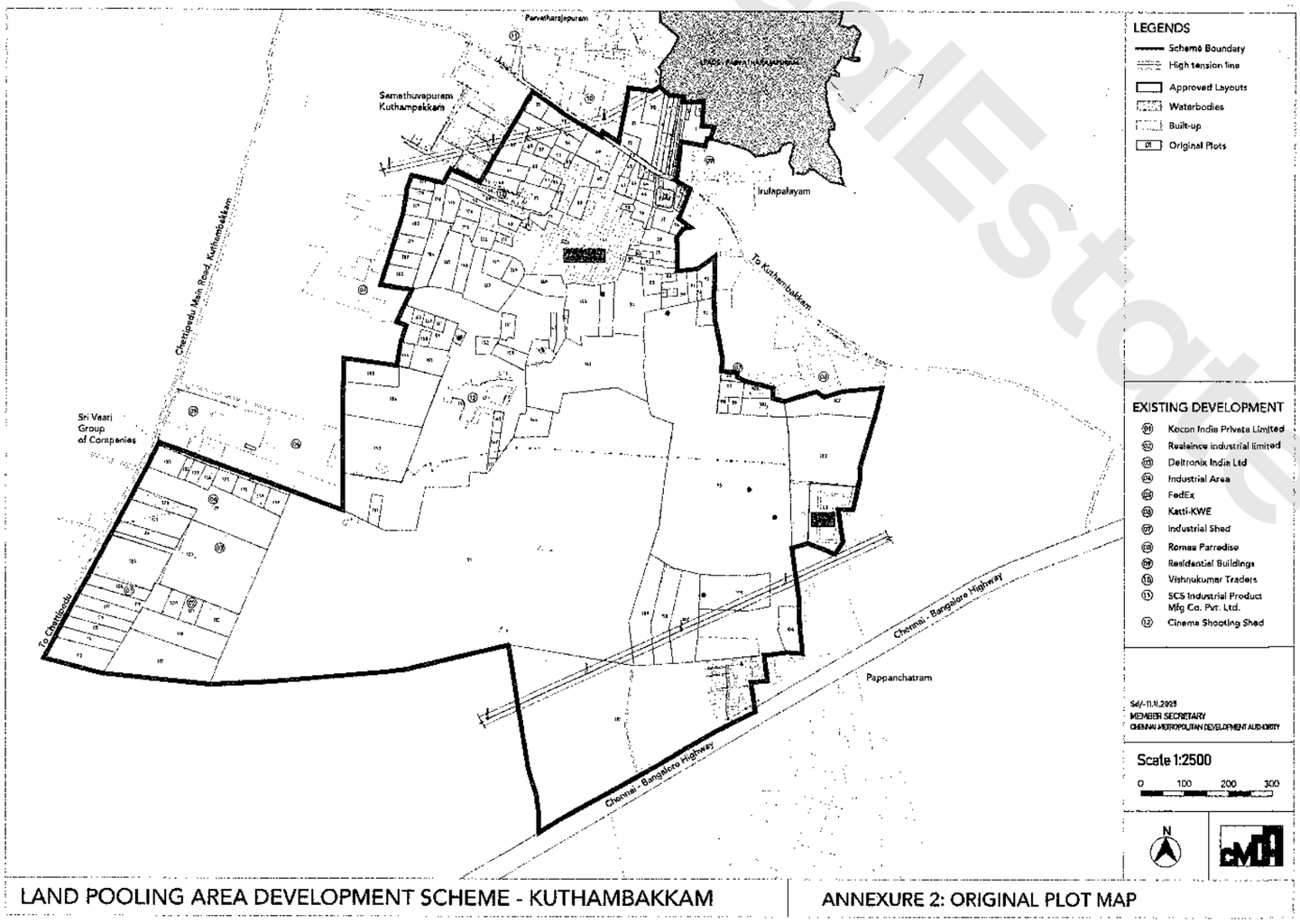
கோ. பிரகாஷ்,
முதன்மைச் செயலர்/ உறுப்பினர் செயலர்
சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம்.

Verified Report



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 RealEstate TM



LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

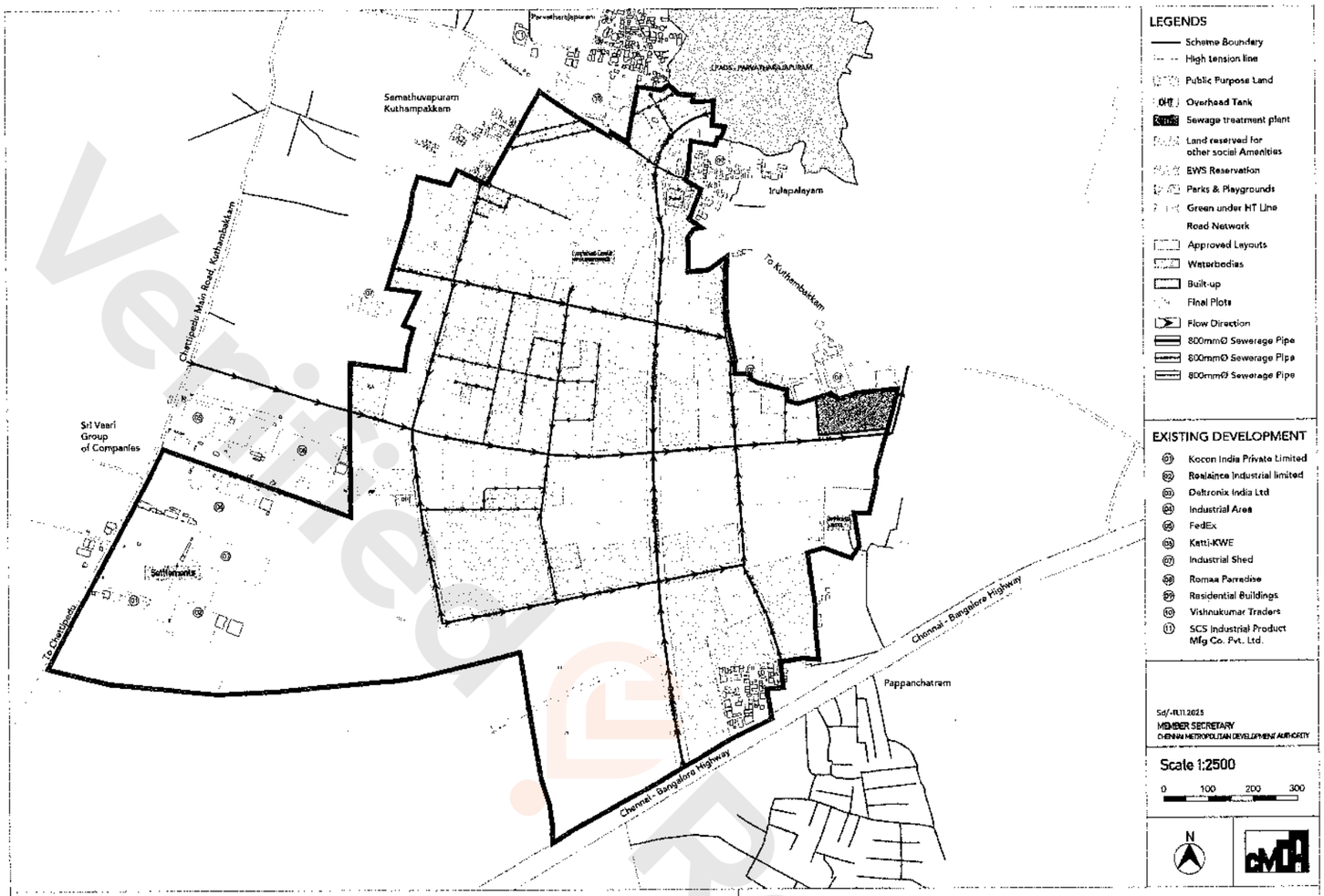
ANNEXURE 3: ORIGINAL PLOT - FINAL PLOT MAP



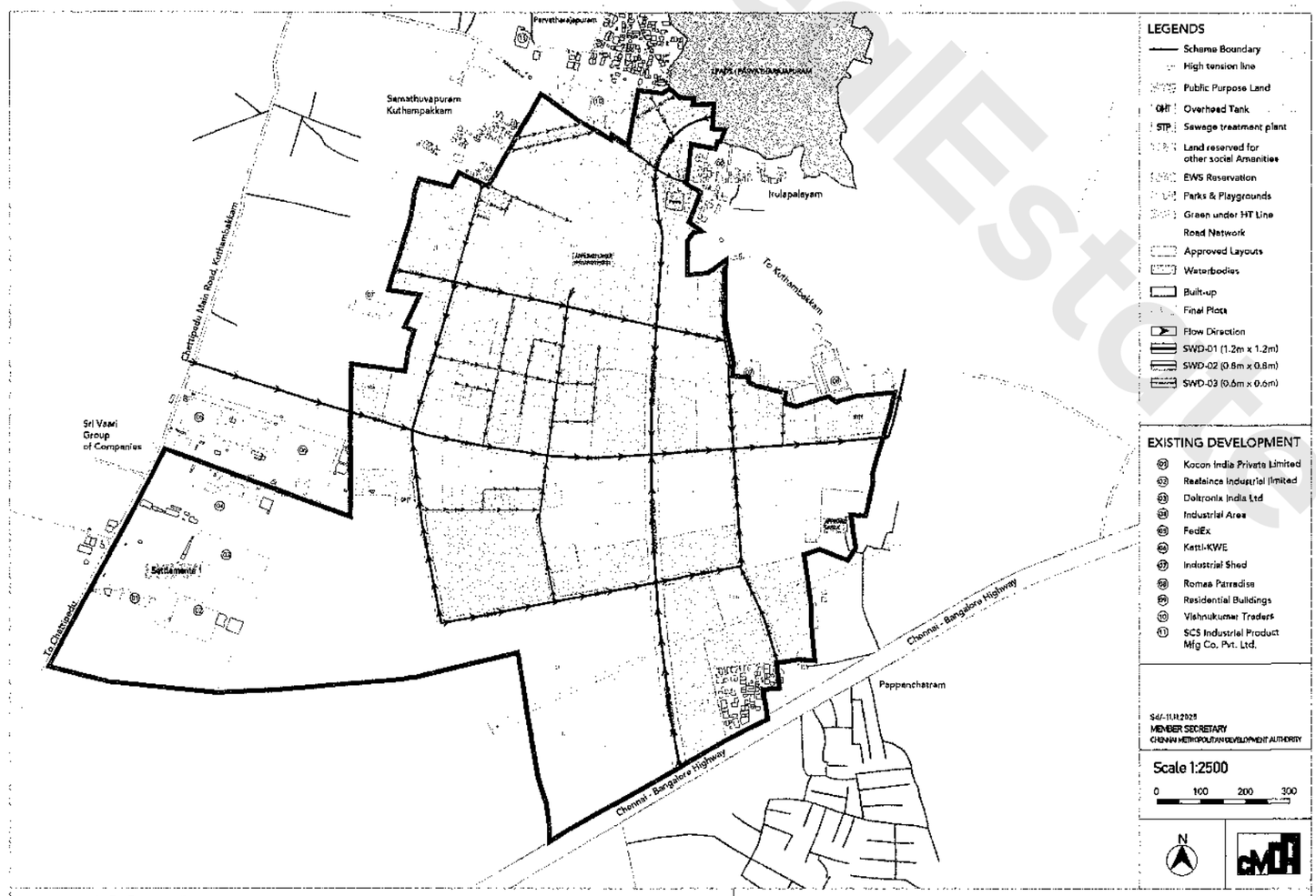
LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM

ANNEXURE 4: FINAL PLOT MAP

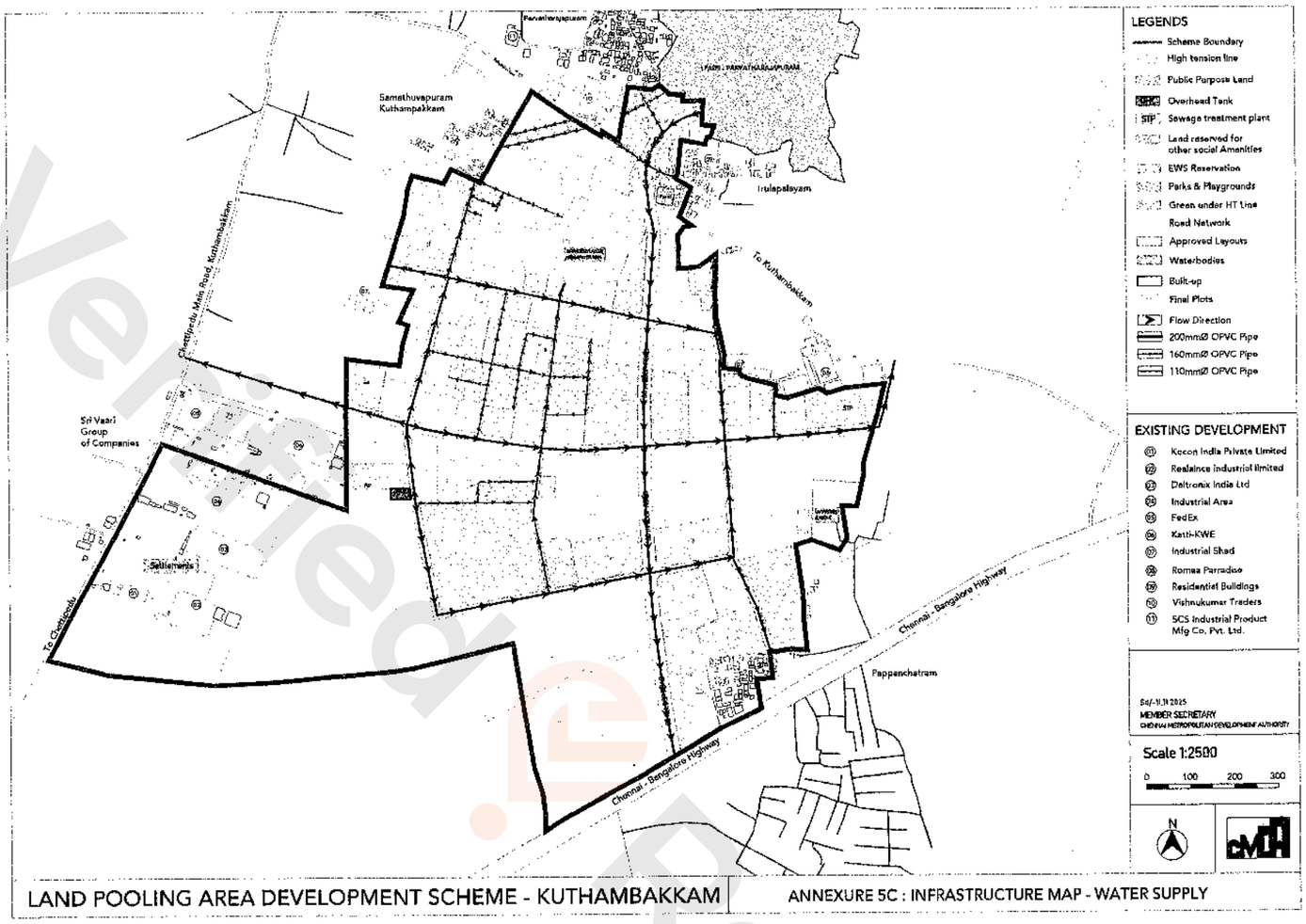
Verified Store



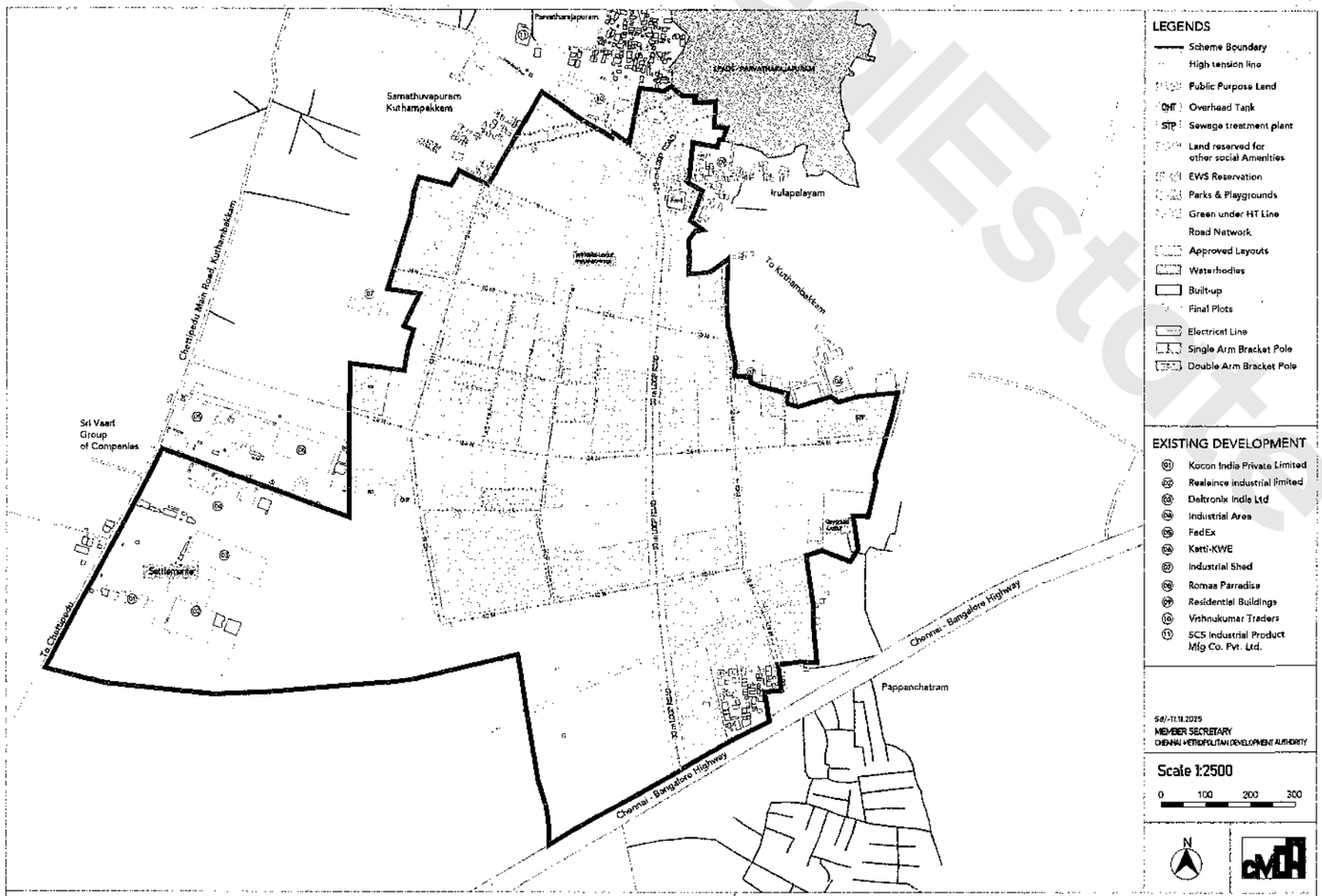
LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM | ANNEXURE 5A: INFRASTRUCTURE MAP - SEWERAGE



LAND POOLING AREA DEVELOPMENT SCHEME - KUTHAMBAKKAM | ANNEXURE 5B: INFRASTRUCTURE MAP - STORM WATER DRAIN



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

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

Sl. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot					Compensation Column 9 (b) minus column 9(a) 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 59-D(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								
							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	M/s Thelaires Developers	NIL	Kuthambakkam	577/2, 577/4, 577/5, 577/6, 577/10,	1	3700	67,69,000	67,69,000	1	2220	52,49,943	52,49,943	1,10,24,880	1,10,24,880	-35,19,057	57,74,937	28,87,468	-	-6,31,588	
2	N.S.Babu	NIL	Kuthambakkam	577/1A	2	550	13,03,500	13,03,500	2	330	7,17,923	7,17,923	11,84,078	11,84,078	-5,85,077	4,66,455	2,33,228	-	-3,52,849	
3	Bhoomibana Board Elyakani Madurai	NIL	Kuthambakkam	577/3	3	600	-	-	3	480	10,50,849	10,50,849	15,23,877	15,23,877	16,50,849	4,72,927	2,36,464	-	12,87,413	
4	1.Sanjay Panchali, 2.Bhaskar, 3.Samadhan	NIL	Kuthambakkam	578/1	4	1050	24,88,500	32,22,069	4	577	18,94,112	23,37,688	27,28,991	34,60,577	-8,84,588	11,22,888	5,61,439	-	-3,22,949	
5	Murugan	NIL	Kuthambakkam	578/2	5	550	13,03,500	13,03,500	5	331	4,08,258	4,08,258	5,30,735	5,30,735	-8,05,242	1,22,477	61,239	-	-6,34,000	
6	Dhakshayani Ammal	NIL	Kuthambakkam	578/3	6	1100	26,07,000	40,94,155	6	726	16,86,574	31,63,730	28,84,175	43,71,331	-9,19,426	11,87,602	5,93,881	-	-3,16,826	
7	Ravi	NIL	Kuthambakkam	578/1A3	7	200	4,74,000	7,74,120	7	173	4,08,726	7,09,846	9,94,935	9,94,935	-65,274	2,85,108	1,43,054	-	77,780	
8	Kamalai	NIL	Kuthambakkam	578/5	8	107	2,53,580	6,04,555	8	107	2,52,556	6,03,920	3,26,321	5,76,255	-1,035	75,700	37,850	-	36,815	
9	Murugesan	NIL	Kuthambakkam	578/1A2	9	50	1,16,500	1,16,500	9	92	2,18,851	2,18,851	2,84,967	2,84,967	1,60,351	65,655	32,828	-	1,33,179	
10	S.Vijaya	NIL	Kuthambakkam	578/1A1B	10	150	3,98,500	7,76,760	10	104	3,69,732	9,04,992	5,06,651	9,21,911	34,232	1,16,920	58,460	-	92,692	
11	Ramesh	NIL	Kuthambakkam	578/3	11	69	1,42,200	5,42,380	11	96	85,319	85,319	-	-	-4,57,064	-85,319	-42,660	-	-4,99,723	FP Area less than 60sqm. Compensation to be provided.
12	Ravi	NIL	Kuthambakkam	578/1A3,1A1	12	158	3,22,320	3,22,320	12	84	82,732	82,732	95,142	95,142	-2,39,588	12,410	6,205	-	-2,33,383	
13	Nesamani	NIL	Kuthambakkam	578/4	13	97	2,29,880	2,29,880	13	59	58,809	58,809	79,192	79,192	-1,71,281	17,583	8,791	-	-1,62,489	
14	K.Vijayakumar	NIL	Kuthambakkam	578/1B	14	150	3,55,500	6,19,969	14	90	89,382	89,382	68,298	3,61,787	-2,66,607	8,956	4,478	-	-2,62,129	
15	M/s Thelaires Developers	NIL	Kuthambakkam	578/1C	15	150	3,55,500	7,57,846	15	90	1,04,810	1,04,810	1,04,810	1,04,810	-6,53,036	-	-	-	-6,53,036	
16	Sri.Jagadeesh, Sri.Anandha Narayanan, Sri Anandha Krishan	NIL	Kuthambakkam	580/2, 580/3,	16	1900	45,03,000	45,03,000	16	1140	11,26,748	11,26,748	11,26,748	11,26,748	-33,76,252	-	-	-	-33,76,252	
17	NATHAM	NIL	Kuthambakkam	580/4	17	1050	24,88,500	38,41,711	17	632	7,81,039	7,81,039	10,15,351	19,19,351	-39,99,672	2,34,312	1,17,156	-	-29,43,516	
18	Amas Arasu Chandrasekha Thanigachalam	NIL	Kuthambakkam	580/1A, 580/1B,	18	828	21,99,360	21,99,360	18	568	5,49,579	5,49,579	10,96,157	10,96,157	-16,49,781	5,49,578	2,74,789	-	-13,74,992	
19	M/s .Thela Ree Developers	NIL	Kuthambakkam	581/4	19	2100	45,69,450	45,69,450	19	1209	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	581/2A	20	3250	70,67,125	92,84,489	20	1955	42,50,482	64,97,846	1,02,01,158	1,24,18,520	-28,16,643	59,50,674	29,75,337	-	1,58,694	
21	Selvaraji	NIL	Kuthambakkam	581/1A, 597/1B1, 597/1B2, 597/1B3, 597/2B,	21	7550	1,64,17,475	1,64,17,475	21	4530	45,49,992	45,49,992	1,00,03,359	1,00,03,359	-1,18,70,493	54,53,378	27,26,689	-	-91,43,804	
22	J.Parasuraman	NIL	Kuthambakkam	583/2C	22	1600	34,79,200	34,79,200	22	992	11,68,912	11,68,912	17,83,368	17,83,368	-22,50,288	5,94,456	2,97,228	-	-19,53,060	
23	Government Land - Vandipasdhai	NIL	Kuthambakkam	588	23	2600	-	-	23	2600	-	-	-	-	-	-	-	-	-	Retained in FP as road.
24	Government Land - Vandipasdhai	NIL	Kuthambakkam	589/1	24	550	-	-	24	550	-	-	-	-	-	-	-	-	-	Retained in FP as road.
25	NATHAM	NIL	Kuthambakkam	581/1A2	25	50	2,98,250	2,98,250	25	51	2,99,834	2,99,834	4,94,726	4,94,726	3,84	1,94,892	97,446	-	1,01,030	
26	NATHAM	NIL	Kuthambakkam	581/1A1	26	650	38,51,250	79,82,846	26	650	38,52,157	79,83,755	75,11,709	1,16,43,304	907	36,59,549	18,29,775	-	18,30,681	
27	1.Ramesh, 2.Boobalan	NIL	Kuthambakkam	581/1B	27	100	5,92,500	18,10,763	27	91	59,811	59,811	77,764	77,764	-17,53,952	17,953	8,977	-	-17,44,981	
28	1.P.Vedheevari, 2.Mathe (e) Mallikeswari, 3.Vijayalakshmi, 4. Devaraj, 5.Veradharajan, 7. Kamaraj, 8.V. Bimdha Veradharajan	NIL	Kuthambakkam	581/2E	28	20	1,18,500	1,18,500	28	12	71,100	71,100	-	-	-47,400	-71,100	-35,550	-	-82,950	FP Area less than 60sqm. Compensation to be provided.
29	Venu (e) Venu Gopal	NIL	Kuthambakkam	581/2D	29	19	1,12,575	1,12,575	29	17	67,545	67,545	-	-	-45,030	-67,545	-33,773	-	-78,803	FP Area less than 60sqm. Compensation to be provided.
30	1.R. Selvaraji, 2.Ethesai Kalai, 3.Elakkiya, 4. Dharshi, 5.Sasikala	NIL	Kuthambakkam	581/2C	30	19	1,12,575	1,12,575	30	11	67,545	67,545	-	-	-45,030	-67,545	-33,773	-	-78,803	FP Area less than 60sqm. Compensation to be provided.
31	Sekar	NIL	Kuthambakkam	581/2B, 581/2F,	31	137	8,11,726	8,11,726	31	89	83,735	83,735	1,13,043	1,13,043	-7,27,990	29,307	14,654	-	-7,13,336	
32	1. R. Selvaraji, 2.Ethesai Kalai, 3.Elakkiya, 4. Dharshi, 5.Sasikala	NIL	Kuthambakkam	581/2D	32	119	7,05,075	7,05,075	32	73	72,265	72,265	93,104	93,104	-6,32,810	10,840	5,420	-	-6,27,391	
33	Venu (e) Venu Gopal	NIL	Kuthambakkam	581/2H	33	119	7,05,075	7,05,075	33	74	72,728	72,728	80,000	80,000	-6,32,347	7,273	3,636	-	-6,28,711	
34	1.P.Vedheevari, 2.Mathe (e) Mallikeswari, 3.Vijayalakshmi, 4. Devaraj, 5.Veradharajan, 7. Kamaraj, 8.V. Bimdha Veradharajan	NIL	Kuthambakkam	581/2I	34	138	8,17,650	8,17,650	34	84	82,775	82,775	89,331	89,331	-7,34,875	16,555	8,278	-	-7,26,597	
35	1. Venu Varadhan 2.Sekar	NIL	Kuthambakkam	581/2A, 581/2J,	35	225	13,59,825	13,59,825	35	137	1,69,385	1,69,385	2,54,077	2,54,077	-11,87,440	84,692	42,346	-	-11,45,094	

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

Sl. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot					Compensation Column 9 (b) minus column 9(a) 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 59-D(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								
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed						
											Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures					
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
36	M/s Energy Bramma Housing Private Limited	NIL	Kuthambakkam	539/1B	36	1100	23,91,950	23,91,950	36	682	8,54,014	8,54,014	8,50,216	8,50,216	-17,37,938	1,99,204	99,102	-	-16,39,934	
37	Usha, Sarathi & Gomathy	NIL	Kuthambakkam	539/1A	37	2250	48,92,625	48,92,625	37	1350	13,39,701	13,39,701	25,45,432	25,45,432	-35,52,924	12,05,731	6,02,866	-	-29,50,058	
38	Government Land - Kuttai	NIL	Kuthambakkam	540/3	38	3100	-	-	38	3100	-	-	-	-	-	-	-	-	-	No valuations due to Govt Waterbody
39	Arulmigu Balarai Kovil	NIL	Kuthambakkam	540/2	39	250	5,92,500	51,33,837	39	256	5,29,982	50,71,319	8,74,471	54,15,808	-62,518	3,44,489	1,72,244	-	1,09,727	
40	Amas Andas Chandrasekha Thanigachalam	NIL	Kuthambakkam	505/4B3A	40	50	1,18,500	1,18,500	40	30	71,100	71,100	-	-	-47,400	-71,100	-35,550	-	-82,950	FP Area less than 60sqm Compensation to be provided.
41	K.Brijathi	NIL	Kuthambakkam	505/4B3B	41	250	5,92,500	5,92,500	41	150	1,84,912	1,84,912	2,40,385	2,40,385	-4,07,588	55,473	27,737	-	-3,79,852	
42	S.Vijaya	NIL	Kuthambakkam	505/4B2	42	250	5,43,625	39,92,500	42	150	1,85,267	1,85,267	2,40,847	2,40,847	-37,07,233	55,580	27,790	-	-36,79,443	
43	R.Jobi	NIL	Kuthambakkam	505/4B1	43	250	5,43,625	18,60,103	43	150	1,85,268	1,85,268	2,40,849	2,40,849	-16,94,837	55,580	27,790	-	-16,67,047	
44	P.Vijayalakshmi	NIL	Kuthambakkam	505/5	44	750	16,30,875	16,30,875	44	450	4,45,070	4,45,070	4,89,577	4,89,577	-11,85,805	44,507	22,253	-	-11,63,552	
45	Kumaraguru Ethiraj	NIL	Kuthambakkam	506/12	45	1150	25,00,875	25,00,875	45	892	8,54,881	8,54,881	19,29,617	19,29,617	-16,45,994	1,70,936	85,468	-	-15,60,526	
46	Suresh	NIL	Kuthambakkam	506/11A, 505/4A,	46	1438	31,26,931	59,43,899	46	958	18,79,314	43,98,085	48,88,217	74,07,596	-12,47,617	30,06,903	15,03,452	-	2,55,835	
47	Sula	NIL	Kuthambakkam	505/11B	47	812	17,65,694	53,18,829	47	492	4,88,044	40,37,175	7,29,065	42,80,200	-12,76,650	2,43,022	1,21,511	-	-11,55,140	
48	1.Sambandhan 2.Sekaran	NIL	Kuthambakkam	505/3B2	48	800	17,39,600	24,60,879	48	480	10,33,467	17,60,737	17,56,894	24,84,164	-7,06,133	7,23,427	3,61,713	-	-3,44,419	
49	M.Mohan	NIL	Kuthambakkam	508/2A, 508/2B, 508/2C, 508/2D,	49	9200	2,21,52,560	2,26,49,802	48	3120	30,83,678	30,83,678	84,78,139	84,76,139	-1,97,65,926	33,92,283	16,96,132	-	-1,80,69,795	
50	Amas Haridos Chandrasekha Thanikachalam	NIL	Kuthambakkam	581/1B, 505/1A,	50	3800	84,80,550	95,41,572	50	2341	23,13,408	23,13,408	48,58,153	48,58,153	-72,28,166	25,44,747	12,72,374	-	-59,55,792	
51	S.Parkrula	NIL	Kuthambakkam	505/1A2	51	1900	41,31,550	88,59,732	51	1140	11,26,747	11,26,747	11,26,747	11,26,747	-57,32,685	-	-	-	-57,32,985	
52	Suresh	NIL	Kuthambakkam	505/1A1	52	300	6,52,350	6,52,350	52	180	2,22,506	2,22,506	2,99,258	2,99,258	-4,29,844	66,752	33,376	-	-3,96,468	
53	Sri.Jagadeesh, Sri.Anandha Narayanan, Sri Anandha Krishan	NIL	Kuthambakkam	501/1C	53	4200	91,32,900	91,32,900	53	2522	25,22,383	25,22,383	56,75,318	56,75,318	-66,10,517	31,52,935	15,76,477	-	-50,34,059	
54	Lokanatha alias Sudhor	NIL	Kuthambakkam	505/1D	54	1800	39,14,100	39,14,100	54	1021	10,09,440	10,09,440	16,15,104	16,15,104	-29,04,660	6,05,664	3,02,832	-	-26,01,828	
55	D Madhan	NIL	Kuthambakkam	502/7A	55	400	8,69,600	8,69,600	55	240	2,97,019	2,97,019	3,88,125	3,88,125	-5,72,581	89,106	44,553	-	-5,28,028	
56	Sugumar (e) Subramani	NIL	Kuthambakkam	505/6	56	1350	29,35,575	29,35,575	56	813	10,03,902	10,03,902	13,05,191	13,05,191	-19,31,673	3,01,189	1,50,594	-	-17,81,078	
57	Amas Haridos Chandrasekha Thanikachalam	NIL	Kuthambakkam	501/1E	57	950	20,65,775	20,65,775	57	571	7,05,474	7,05,474	9,17,116	9,17,116	-13,60,301	2,11,842	1,05,921	-	-12,54,480	
58	Sindhapathi	NIL	Kuthambakkam	501/1D	58	900	19,57,050	26,11,871	58	549	5,33,825	5,33,825	5,87,207	5,87,207	-20,78,048	53,382	26,691	-	-20,51,356	
59	Government Land	NIL	Kuthambakkam	501/2	59	4350	1,03,09,500	1,03,09,500	59	2632	28,07,776	28,07,776	54,78,328	54,78,328	-77,01,724	26,68,553	14,34,277	-	-62,67,448	Government Land
60	Kannappa Nayakar	NIL	Kuthambakkam	502/9	60	1400	30,44,300	30,44,300	60	844	10,43,348	10,43,348	13,58,353	13,58,353	-20,00,952	3,19,004	1,59,502	-	-15,44,450	
61	Loganadhan	NIL	Kuthambakkam	510/1A2	61	2700	26,68,650	26,68,650	61	1823	18,82,640	18,82,640	18,82,640	18,82,640	-9,86,010	-	-	-	-9,86,010	
62	Sri.Jagadeesh, Sri Anandha Narayanan, Sri Anandha Krishan	NIL	Kuthambakkam	501/1F, 510/1B1,	62	3050	51,48,900	51,49,600	62	1835	18,13,962	18,13,962	36,27,924	36,27,924	-33,35,938	18,13,962	9,06,981	-	-24,28,957	
63	Jegan Mani	NIL	Kuthambakkam	510/18A	63	825	6,17,750	6,17,750	63	375	3,70,872	3,70,872	4,07,959	4,07,959	-2,46,878	37,087	18,544	-	-2,28,334	
64	Aruna	NIL	Kuthambakkam	510/1626	64	625	6,17,750	6,17,750	64	353	4,73,054	4,73,054	6,14,970	6,14,970	-1,44,696	1,41,916	70,958	-	-73,738	
65	Jegan Mani	NIL	Kuthambakkam	510/1A1, 510/2A	65	2850	28,16,940	28,16,940	65	1710	16,90,399	16,90,399	37,18,877	37,18,877	-11,26,541	20,28,478	10,14,239	-	-1,12,302	
66	1.Nagarathinammal, 2.Sukkubai, 3. Radhakrishnan, 4. Vasantha, 5. Jayakumar	NIL	Kuthambakkam	510/3A	66	4050	40,03,020	40,03,020	66	2431	24,02,818	24,02,818	45,85,355	45,85,355	-16,00,202	21,82,537	10,91,268	-	-5,18,933	
67	Jayaraman	NIL	Kuthambakkam	510/4	67	5250	51,89,100	51,89,100	67	3150	31,13,509	31,13,509	65,38,368	65,38,368	-20,75,591	34,24,859	17,12,430	-	-3,63,162	
68	M/s Energy Bramma Infra Private Limited	NIL	Kuthambakkam	513/4E	68	950	9,38,950	9,38,950	68	571	7,04,929	7,04,929	10,57,393	10,57,393	-2,34,021	3,52,464	1,76,232	-	-57,789	
69	D Madhan	NIL	Kuthambakkam	511/8A	69	400	3,95,360	3,95,360	69	240	2,37,304	2,37,304	3,08,496	3,08,496	-1,58,056	71,191	35,596	-	-1,22,460	
70	M/s Rajarathnam Real Estates Private Limited	NIL	Kuthambakkam	511/8D	70	150	1,48,260	1,48,260	70	90	88,968	88,968	88,968	88,968	-59,292	-	-	-	-59,292	
71	Cem Bohet	NIL	Kuthambakkam	511/2	71	1450	14,33,180	14,33,180	71	873	10,78,579	10,78,579	14,02,153	14,02,153	-3,54,601	3,23,574	1,61,787	-	-1,92,814	
72	M/s Rajarathnam Real Estates Private Limited	NIL	Kuthambakkam	510/2B, 510/3B, 511/1,	72	4400.44	43,48,960	43,48,960	72	2642	26,10,954	26,10,954	44,58,621	44,36,621	-17,38,006	18,27,667	9,13,834	-	-8,24,173	
73	1. Gangubai, 2.Mani, 3.Rukmangathan	NIL	Kuthambakkam	509/1A	73	600	17,39,600	17,39,600	73	480	4,74,473	4,74,473	9,48,946	9,48,946	-12,65,127	4,74,473	2,37,236	-	-10,27,891	
74	M/s Rajarathnam Real Estates Private Limited	NIL	Kuthambakkam	513/3A, 513/3B, 513/3C, 513/3D,	74	800	42,17,173	42,17,173	74	481	4,75,177	4,75,177	10,45,388	10,45,388	-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 8(b) in Rs.	Increment Column 10 (a) minus column 9(a) in Rs.	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-(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					
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
75	1.Sadagopan, 2.Gokka	NIL	Kuthambakkam	599/21	75	400	6,60,600	6,60,600	75	241	2,38,365	2,38,365	2,88,938	2,88,938	-0,21,435	47,873	23,937	-	-0,97,596	
76	S.Balaji	NIL	Kuthambakkam	599/22A1	76	1600	39,14,100	39,14,100	76	1061	10,88,892	10,88,892	29,30,890	29,30,890	-28,46,206	9,62,000	4,81,002	-	-23,84,206	
77	1. Usha, 2.Sarathi, 3.Gomathi	NIL	Kuthambakkam	599/22B	77	650	11,96,975	11,96,975	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	598, 599/2,	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 Brahma Housing Private Limited	NIL	Kuthambakkam	628/2A, 628/2B2,	79	2600	25,69,840	25,69,840	79	1570	15,51,718	15,51,718	32,58,606	32,58,606	-10,18,122	17,06,890	8,53,445	-	-1,64,677	
80	Easwaliyammal	NIL	Kuthambakkam	628/2B1	80	750	7,41,300	7,41,300	80	460	4,46,915	4,46,915	5,57,372	5,57,372	-2,96,385	2,22,457	1,11,229	-	-1,85,156	
81	Varadhan	NIL	Kuthambakkam	628/2C	81	550	5,43,620	5,43,620	81	364	3,60,059	3,60,059	3,60,059	3,60,059	-1,83,561	-	-	-	-1,83,561	
82	Ethiraj	NIL	Kuthambakkam	628/2D	82	1200	11,86,080	11,86,080	82	721	7,12,521	7,12,521	9,26,278	9,26,278	-4,73,559	2,13,758	1,06,879	-	-3,66,681	
83	G.Madhan	NIL	Kuthambakkam	628/2E	83	2200	21,74,460	21,74,460	83	1320	38,27,069	38,27,069	72,71,431	72,71,431	16,52,569	34,44,362	17,22,181	-	33,74,750	
84	Sri Jagadeesh, Sri Anandha Narayanan	NIL	Kuthambakkam	627/1, 628/1B,	84	11800	1,16,63,120	1,16,63,120	84	7082	70,00,157	70,00,157	1,61,00,361	1,61,00,361	-46,62,963	91,00,204	45,50,102	-	-1,12,861	
85	M/s Energy Brahma Infra Private Limited	NIL	Kuthambakkam	628/1A	85	1700	16,80,280	16,80,280	85	1081	10,56,739	10,56,739	14,96,235	14,96,235	-6,11,541	4,27,496	2,13,748	-	-3,97,793	
86	Eswari Ammal	NIL	Kuthambakkam	628/3A	86	600	5,93,040	5,93,040	86	380	3,58,039	3,58,039	3,91,842	3,91,842	-2,37,001	33,804	17,902	-	-2,19,200	
87	Eswari Ammal	NIL	Kuthambakkam	628/3D1	87	200	1,97,680	1,97,680	87	121	1,49,905	1,49,905	1,49,905	1,49,905	-47,775	-	-	-	-47,775	
88	M/s Energy Brahma Infra Private Limited	NIL	Kuthambakkam	628/2C, 628/3D2,	88	400	3,95,360	3,95,360	88	242	2,39,347	2,39,347	2,83,282	2,83,282	-1,56,013	23,935	11,967	-	-1,44,045	
89	Naviliam	NIL	Kuthambakkam	629/1B	89	2200	47,63,900	47,63,900	89	1320	14,40,587	14,40,587	21,85,360	21,85,360	-33,40,515	7,23,763	3,90,697	-	-29,79,417	
90	1.Ethiraj, 2.Kumaraguru, 3.Godhandam	NIL	Kuthambakkam	628/3B	90	3200	31,62,880	31,62,880	90	1771	17,49,999	17,49,999	33,24,998	33,24,998	-14,12,881	15,74,999	7,87,500	-	-6,25,381	
91	M/s Energy Brahma Housing Private Limited	NIL	Kuthambakkam	628/3	91	1600	15,81,440	15,81,440	91	992	9,50,772	9,50,772	15,21,236	15,21,236	-8,30,668	5,70,463	2,85,232	-	-3,45,439	
92	M/s Energy Brahma Infra Private Limited	NIL	Kuthambakkam	628/2A	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	624/8, 628/7B,	93	2650	29,15,760	29,15,760	93	1921	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. Sreethi	NIL	Kuthambakkam	601/3A	94	2850	30,39,330	30,39,330	94	1231	12,16,929	12,18,929	21,90,472	21,90,472	-18,22,401	9,73,543	4,86,772	-	-13,35,629	
95	Sriroth Medical & Educational Trust	NIL	Kuthambakkam	795/1A, 795/1B, 795/1C, 795/1D, 795/2A, 795/2B, 795/3A, 795/3B1, 795/3B2A, 795/3B2B, 796/2, 797/4, 797/2A, 797/2B, 797/2C, 797/2D, 797/2E 797/3B, 797/1A1, 797/1A2, 796/1B, 796/2A, 796/2B2, 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	17,19,51,240	17,19,51,240	95	101689	9,16,01,374	9,16,01,374	24,73,23,710	24,73,23,710	-8,02,49,872	15,57,22,336	7,78,61,168	-	-29,86,704	
96	M/s Malaers Kovaj Motors	NIL	Kuthambakkam	797/1A, 800/1A,	96	1000	14,82,600	14,82,600	96	602	7,43,574	7,43,574	11,15,361	11,15,361	-7,39,026	3,71,787	1,85,894	-	-5,53,132	
97	Manjammal	NIL	Kuthambakkam	800/1B	97	2050	29,25,220	29,25,220	97	1231	12,16,903	12,16,903	21,90,426	21,90,426	-9,08,317	9,73,523	4,86,761	-	-3,22,556	
98	Purushothaman	NIL	Kuthambakkam	800/1C1	98	650	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	6,81,036	6,81,036	14,09,982	14,09,982	-3,05,042	5,28,923	2,64,312	-	-40,730	
100	Rajammal & others	NIL	Kuthambakkam	797/1B	100	2000	19,76,800	19,76,800	100	1216	14,84,879	14,84,879	22,42,019	22,42,019	-4,82,121	7,57,140	3,73,570	-	-1,08,551	
101	M.P.Bouvris Limited	NIL	Kuthambakkam	798/1, 797/1C,	101	4100	40,52,440	40,52,440	101	2467	26,16,687	29,16,687	41,65,699	41,65,699	-14,35,753	15,70,012	7,85,006	-	-6,50,747	
102	M. Gopal	NIL	Kuthambakkam	792/1	102	9800	94,88,640	94,88,640	102	5784	56,97,455	56,97,455	1,31,04,147	1,31,04,147	-37,91,185	74,06,692	37,03,346	-	-97,839	
103	Dr. G Shanmugapriya	NIL	Kuthambakkam	792/2A, 792/2B1,	103	36150	5,52,60,309	6,88,55,569	103	21700	2,75,51,836	4,11,28,125	5,23,46,469	6,99,24,778	-2,77,26,464	2,47,96,653	1,23,98,326	-	-1,53,30,137	
104	D. Indrirani	NIL	Kuthambakkam	798/3B3, 798/2B1,	104	4695	46,30,654	46,30,654	104	2812	27,95,047	27,95,047	53,10,589	53,10,589	-18,35,607	25,15,542	12,57,771	-	-5,77,836	
105	Doctor Rajesh Jeganatha & others	NIL	Kuthambakkam	798/2C, 797/2C,	105	12150	1,20,09,060	1,20,09,060	105	7280	72,05,833	72,05,833	1,76,53,891	1,76,53,891	-46,03,427	1,04,48,158	52,24,064	-	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 8(b) in Rs.	Increment Column 10 (a) minus column 9(a) in Rs.	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-(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					
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
106	Ganesekar	NIL	Kuthambakkam	799/3	107	10100	99,82,840	99,82,840	107	6065	59,89,999	59,89,999	1,19,79,997	1,19,79,997	-39,92,841	59,89,999	29,94,999	-	-9,97,842	
107	Chandrasekaran	NIL	Kuthambakkam	799/2	108	10100	99,82,840	99,82,840	108	6065	59,94,812	59,94,812	1,43,87,549	1,43,87,549	-39,88,028	83,92,737	41,96,368	-	2,08,341	
108	Beeram Sudhakara Reddy	NIL	Kuthambakkam	799/1	109	10750	1,06,25,300	1,06,25,300	109	6450	68,79,214	68,79,214	1,51,34,271	1,51,34,271	-37,46,086	82,55,057	41,27,528	-	3,81,443	
109	Government Land	NIL	Pallikkaranai	585	110	145700	-	-	110	88926	-	-	-	-	-	-	-	-	-	Government Land - Unvalued
110	Government Land	NIL	Kuthambakkam	629/1C	111	403300	-	-	111	241928	-	-	-	-	-	-	-	-	-	Government Land - Unvalued
111	Sathak Musthaq	NIL	Kuthambakkam	629/1BA1	112	1150	-	-	112	1150	-	-	-	-	-	-	-	-	-	Settlement / Buildup
112	C.R BalaKrishan Pal	NIL	Kuthambakkam	629/21, 629/22	113	8100	-	-	113	8100	-	-	-	-	-	-	-	-	-	Settlement / Buildup
113	Jainudeen Ahmed	NIL	Kuthambakkam	629/20A1	114	1350	-	-	114	1350	-	-	-	-	-	-	-	-	-	Settlement / Buildup
114	G .R .Hari	NIL	Kuthambakkam	629/19A	115	1750	-	-	115	1750	-	-	-	-	-	-	-	-	-	Settlement / Buildup
115	G .R .Hari	NIL	Kuthambakkam	629/18A	116	1750	-	-	116	1750	-	-	-	-	-	-	-	-	-	Settlement / Buildup
116	S. Mahendra Kumar	NIL	Kuthambakkam	629/17A	117	1750	-	-	117	1750	-	-	-	-	-	-	-	-	-	Settlement / Buildup
117	Thil Tuckers India Pagutharagal Mattandi Kumatsons Sunt Kujrai Sulle Kujrai	NIL	Kuthambakkam	629/18A	118	5300	-	-	118	5300	-	-	-	-	-	-	-	-	-	Settlement / Buildup
118	M/s Sundaram Finance Limited	NIL	Kuthambakkam	629/1B, 629/1B3A,	119	8300	-	-	119	8300	-	-	-	-	-	-	-	-	-	Settlement / Buildup
119	P. Shamila	NIL	Kuthambakkam	629/1B3B	120	2250	-	-	120	2250	-	-	-	-	-	-	-	-	-	Settlement / Buildup
120	S. Mahendra Kumar	NIL	Kuthambakkam	629/18C	121	2250	-	-	121	2250	-	-	-	-	-	-	-	-	-	Settlement / Buildup
121	P. Shamila	NIL	Kuthambakkam	629/18D, 629/18E,	122	4500	-	-	122	4500	-	-	-	-	-	-	-	-	-	Settlement / Buildup
122	1.A.Guhan, 2. A.G.S.Samyukta, (Mother & Guardian Dr.Shanmugapriya)	NIL	Kuthambakkam	629/19B, 629/18Z,	123	32500	-	-	123	32500	-	-	-	-	-	-	-	-	-	Settlement / Buildup
123	Thil Kogan Ioda (P) India Limited	NIL	Kuthambakkam	629/15	124	4050	-	-	124	4050	-	-	-	-	-	-	-	-	-	Settlement / Buildup
124	Dr. Shanmugapriya	NIL	Kuthambakkam	629/12, 629/13, 629/14, 629/14A,	125	14600	-	-	125	14600	-	-	-	-	-	-	-	-	-	Settlement / Buildup
125	Magaveerasethalu	NIL	Kuthambakkam	629/10	126	4050	-	-	126	4050	-	-	-	-	-	-	-	-	-	Settlement / Buildup
126	Lalitha	NIL	Kuthambakkam	629/9, 629/9,	127	8100	-	-	127	8100	-	-	-	-	-	-	-	-	-	Settlement / Buildup
127	Rangaraj & Kannan	NIL	Kuthambakkam	629/7	128	4050	-	-	128	4050	-	-	-	-	-	-	-	-	-	Settlement / Buildup
128	Kalpana	NIL	Kuthambakkam	629/5, 629/6 629/1B1C, 629/1B1D, 629/1B1E, 629/1B1F,	129	23500	-	-	129	23500	-	-	-	-	-	-	-	-	-	Settlement / Buildup
129	S.Kalpana	NIL	Kuthambakkam	629/3A, 629/4A,	130	4100	-	-	130	4100	-	-	-	-	-	-	-	-	-	Settlement / Buildup
130	Madhan	NIL	Kuthambakkam	629/4A3	131	364	3,79,548	3,79,548	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	629/3B1A, 629/4B1A,	132	993	-	-	132	993	-	-	-	-	-	-	-	-	-	Settlement / Buildup
132	M Kavitha	NIL	Kuthambakkam	629/3B1B, 629/4B1B,	133	1457	-	-	133	1457	-	-	-	-	-	-	-	-	-	Settlement / Buildup
133	Sebi	NIL	Kuthambakkam	629/3B2, 629/4B2,	134	1550	-	-	134	1550	-	-	-	-	-	-	-	-	-	Settlement / Buildup
134	Shiha Begam	NIL	Kuthambakkam	629/1B1A1	136	2019	-	-	135	2019	-	-	-	-	-	-	-	-	-	Settlement / Buildup
135	Government Land - Vandipaadhal	NIL	Kuthambakkam	629/1A	138	1400	-	-	138	1400	-	-	-	-	-	-	-	-	-	Retained in FP as road.
136	Amuthavalli	NIL	Kuthambakkam	629/1B1B1	137	2019	-	-	137	2019	-	-	-	-	-	-	-	-	-	Settlement / Buildup
137	1.Mony, 2.Hasankhan	NIL	Kuthambakkam	629/1B1A3, 629/1B1B2,	138	1930	-	-	138	1930	-	-	-	-	-	-	-	-	-	Settlement / Buildup
138	Shanthi	NIL	Kuthambakkam	629/1B1A2, 629/1B1B2,	139	2032	-	-	139	2032	-	-	-	-	-	-	-	-	-	Settlement / Buildup

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 (a) minus column 8(a) in Rs.	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 35-6(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 sqmt. (as per patta)	Value in Rupees		Number	Area in sqmt.	Value in Rupees										
											Undeveloped		Developed								
							Without reference to value of structures	Inclusive of structures			Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures							
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	8(a)	8(b)	10(a)	10(b)	11	12	13	14	15	16	
139	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	515/1A1, 515/1A2, 515/1B1, 515/1B2, 515/2A2, 516/1A, 516/1B, 519/2, 519/1B1, 519/1B2, 519/1B3, 519/1C, 519/1D, 519/1E, 519/1F, 520/1, 520/2, 520/3A, 520/3B, 520/3C, 520/4B, 521/1A1A, 521/1A1B, 521/1A1C, 521/1C1, 521/1C2, 521/1C3, 521/1C4, 521/2A1, 522/4, 522/1A, 522/1B,	140	88800	9,40,70,970	9,40,70,970	140	53285	8,55,80,736	9,08,09,191	23,10,97,686	23,82,93,441	-32,64,779	14,54,67,251	7,27,43,625	-	9,84,76,848		
140	1. Sehem, 2.Moorthi, 3.Sivansham	NIL	Kuthambakkam	519/1B4	141	1750	17,29,700	17,29,700	141	1052	10,39,468	10,39,468	18,71,043	18,71,043	-8,90,232	8,31,575	4,15,787	-	-2,74,444		
141	Durgadevi	NIL	Kuthambakkam	520/4A2	142	1080	10,67,472	10,67,472	142	650	6,02,844	6,02,844	10,43,698	10,43,698	-2,64,628	2,40,853	1,20,427	-	-1,44,201		
142	Jayanthi	NIL	Kuthambakkam	520/4A1	143	1080	10,67,472	10,67,472	143	650	6,03,632	6,03,632	12,85,812	12,85,812	-2,53,840	4,82,179	2,41,090	-	-22,750		
143	Sriroth Medical & Educational Trust	NIL	Kuthambakkam	520/5	144	4800	45,46,640	45,46,640	144	2763	27,30,873	27,30,873	51,88,659	51,88,659	-18,15,787	24,57,786	12,28,893	-	-5,86,894		
144	Dr.V.Jagenathan Sriroth Medicals and Educational Trust	NIL	Kuthambakkam	523/1, 523/2, 524, 525, 526,	145	32250	3,19,74,740	3,19,74,740	145	19440	1,91,85,259	1,91,85,259	5,08,40,939	5,08,40,939	-1,27,89,481	3,16,55,677	1,58,27,839	-	30,38,358		
145	Sriroth Medical & Educational Trust	NIL	Kuthambakkam	522/5A, 522/5B, 527/2A, 527/2B1, 527/2B2, 527/2B3,	146	9250	91,42,700	91,42,700	146	5550	54,85,957	54,85,957	1,34,40,594	1,34,40,594	-36,98,743	79,54,637	39,77,319	-	3,20,576		
146	Munusamy	NIL	Kuthambakkam	522/5C	147	350	3,45,640	3,45,640	147	210	2,59,782	2,59,782	2,58,782	2,58,782	-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	8,03,428	8,03,428	10,44,446	10,44,446	-5,39,920	2,41,026	1,20,513	-	-4,10,407		
148	Government Land	NIL	Kuthambakkam	522/2	149	2950	-	-	149	1770	-	-	-	-	-	-	-	-	-	Government Land - unvalued	
149	1.Nalakrishnan Ananth, 2. Nambuni Sri Sidhartha	NIL	Kuthambakkam	524/1B1	150	2395	29,59,023	29,59,023	150	1442	15,14,709	15,14,709	28,77,948	28,77,948	-14,44,313	13,63,239	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	22,00,154	22,00,154	-5,82,006	11,52,492	5,76,231	-	-1,05,777		
151	Pradeep saran burle Venkata	NIL	Kuthambakkam	515/2B	152	1950	19,27,380	19,27,380	152	1174	12,54,300	12,54,300	18,81,451	18,81,451	-5,73,080	6,27,150	3,13,575	-	-3,59,505		
152	M/s Kattma Exports Private Limited	NIL	Kuthambakkam	519/1C2, 519/2A, 519/2B, 519/2C, 519/1A	153	21700	2,14,48,230	2,14,48,230	153	13020	1,28,68,845	1,28,68,845	2,95,98,340	2,95,98,343	-65,79,435	1,67,29,498	83,64,749	-	-2,14,686		
153	A.P.Mukandan	NIL	Kuthambakkam	516/4A, 516/4B, 516/1B1A, 516/1B2, 515/1C2, 515/1C1	154	19200	1,89,77,280	1,89,77,280	154	11520	1,13,86,410	1,13,86,410	2,98,04,686	2,98,04,686	-75,90,870	1,82,18,258	91,09,129	-	15,18,258		
154	Meni s/o Ponesamy , Rajeswari w/o Meni & Mahendran s/o Meni	NIL	Kuthambakkam	518/1A	155	6500	64,24,600	64,24,600	155	3900	38,62,867	38,62,867	69,53,052	69,53,052	-25,61,793	30,90,246	15,45,123	-	-10,16,670		
155	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	516/3A	156	1800	15,81,440	15,81,440	156	960	20,87,968	20,87,968	29,23,155	29,23,155	5,06,526	8,35,187	4,17,594	-	9,24,122		
156	N.Kuttebabu	NIL	Kuthambakkam	516/3B	157	4800	47,44,320	47,44,320	157	2882	35,21,715	35,21,715	73,95,602	73,95,602	-12,22,605	38,73,887	19,36,943	-	7,14,339		
157	T.Kesavanaal	NIL	Kuthambakkam	519/2A1B	158	900	21,33,000	21,33,000	158	540	5,33,825	5,33,825	5,87,208	5,87,208	-15,99,175	53,383	26,691	-	-15,72,483		
158	Vidhyakumar	NIL	Kuthambakkam	515/2A1A1	159	4942	46,84,673	46,84,973	159	2973	38,12,947	38,12,947	76,25,894	76,25,894	-10,71,726	38,12,947	19,06,473	-	8,34,748		
159	Thangaraj s/o Seethapathi , Suresh s/o Seethapathi	NIL	Kuthambakkam	515/2A1	160	650	6,42,450	6,42,450	160	403	4,97,791	4,97,791	4,97,791	4,97,791	-1,44,659	-	-	-	-1,44,659		
160	S.Sruthi & S.Sowbana	NIL	Kuthambakkam	516/5	161	860	20,65,900	20,65,900	161	531	5,24,796	5,24,796	6,82,233	6,82,233	-15,50,805	1,57,436	78,719	-	-14,82,088		
161	M.Rajendra Kumar	NIL	Kuthambakkam	516/2A2	162	800	19,08,000	19,08,000	162	480	4,74,548	4,74,548	7,11,819	7,11,819	-14,21,454	2,37,273	1,18,637	-	-13,02,817		
162	Mukesh G Metha	NIL	Kuthambakkam	519/2B	163	800	19,08,000	19,08,000	163	482	4,78,548	4,78,548	9,71,869	9,71,869	-14,19,454	95,309	47,655	-	-13,71,800		
163	1.T.Nanthakumar, 2.T.Jayaseelen	NIL	Kuthambakkam	514/1A3	164	5300	52,38,520	52,38,520	164	3181	52,07,442	52,07,442	1,04,14,884	1,04,14,884	-6,61,378	52,07,442	26,03,721	-	19,22,345		
164	1.R.Gopal, 2. Dhili	NIL	Kuthambakkam	514/1C	165	6400	63,25,760	63,25,760	165	3841	42,32,487	42,32,487	93,11,427	93,11,427	-20,93,273	50,78,940	25,39,480	-	4,46,187		
165	Umadevi	NIL	Kuthambakkam	514/2	166	4050	40,03,020	40,03,020	166	2434	25,03,553	25,03,553	52,57,462	52,57,462	-14,99,467	27,53,909	13,76,954	-	-1,22,512		
166	Sri Jagadeesh, Sri Aneesha Narayanan, Sri Anandha Krishan	NIL	Kuthambakkam	513/6, 514/3,	167	8600	85,00,240	85,00,240	167	5160	51,00,368	51,00,368	1,07,10,637	1,07,10,637	-33,99,872	56,10,269	28,05,219	-	-5,94,653		
167	Shakila	NIL	Kuthambakkam	512/2D	168	4050	40,03,020	40,03,020	168	2431	24,02,923	24,02,923	42,05,114	42,05,114	-16,00,097	18,02,192	9,01,096	-	-6,99,001		
168	1.J. Sivakamashuthari, 2. A.Thirumathi, 3. A Tamilselvi	NIL	Kuthambakkam	513/6B	169	2050	20,26,229	20,26,229	169	1232	12,17,480	12,17,480	20,89,715	20,89,715	-8,08,740	8,72,235	4,36,118	-	-3,72,623		

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 Column 9 (b) minus column 6(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 35-6(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 sqmt. (as per patta)	Value in Rupees		Number	Area in sqmt.	Value in Rupees										
											Undeveloped		Developed								
							Without reference to value of structures	Inclusive of structures			Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures							
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	8(a)	8(b)	10(a)	10(b)	11	12	13	14	15	16	
169	1.Sri Aseritha Krishan	NIL	Kuthambakkam	513/5A	170	3200	31,62,880	31,62,880	170	1927	19,04,741	19,04,741	39,99,957	39,99,957	-12,58,139	20,95,216	10,47,608	-	-2,10,531		
170	K.M Buhari	NIL	Kuthambakkam	513/4C	171	950	9,38,980	9,38,980	171	570	7,04,386	7,04,386	10,56,579	10,56,579	-2,34,594	3,52,193	1,76,096	-	-58,498		
171	M/s Energy Bramma Infra Private Limited	NIL	Kuthambakkam	513/4D	172	2000	19,76,800	19,76,800	172	1261	12,52,582	12,52,582	23,79,866	23,79,866	-7,24,218	11,27,284	5,63,642	-	-1,60,576		
172	1.K.M Buhari	NIL	Kuthambakkam	513/4B	173	1900	18,77,960	18,77,960	173	1140	11,26,752	11,26,752	11,26,752	11,26,752	-7,51,208	-	-	-	-7,51,208		
173	1.Nagarathinammal 2.Sukkubhai 3. Radhakrishan 4. Vasantha 5. Jayakumar	NIL	Kuthambakkam	513/4A	174	2000	19,76,800	19,76,800	174	1299	14,93,182	14,93,182	22,39,728	22,39,728	-4,63,646	7,46,546	3,73,288	-	-1,10,350		
174	Loganathan (a) Sunitar	NIL	Kuthambakkam	513/2B	175	2499	24,21,590	24,21,590	175	1470	16,22,987	16,22,987	25,86,780	25,86,780	-7,98,603	9,73,792	4,86,896	-	-3,11,697		
175	Kanchana	NIL	Kuthambakkam	513/2A	176	2500	24,71,000	24,71,000	176	1513	14,94,993	14,94,993	31,39,485	31,39,485	-8,76,007	16,44,492	8,22,246	-	-1,53,761		
176	Varathan s/o Arjunan Neyakar	NIL	Kuthambakkam	513/1A	177	1700	16,80,280	16,80,280	177	1022	10,10,317	10,10,317	18,66,086	18,66,086	-6,69,963	8,56,769	4,28,385	-	-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	Perasuthanan	NIL	Kuthambakkam	513/1C	179	1700	16,80,280	16,80,280	179	1021	10,08,661	10,08,661	15,13,291	15,13,291	-6,71,419	5,04,630	2,52,315	-	-4,19,204		
179	Thangaraj s/o Seethapathi , Suresh s/o Seethapathi	NIL	Kuthambakkam	514/1A1	180	3000	29,65,200	29,65,200	180	1804	17,82,670	17,82,670	28,52,272	28,52,272	-11,82,530	10,69,602	5,34,801	-	-6,47,729		
180	Loganathan (a) Suritar	NIL	Kuthambakkam	514/1A2	181	3000	29,65,200	36,65,258	181	1803	17,82,513	17,82,513	32,08,523	32,86,923	-16,82,745	14,26,010	7,13,005	-	-11,69,740		
181	Loganathan	NIL	Kuthambakkam	514/1B1A	182	1200	11,86,080	11,86,080	182	727	6,98,228	6,98,228	11,67,697	11,67,697	-2,87,852	2,69,468	1,34,734	-	-1,53,118		
182	1.Nagarathinammal, 2.Sukkubhai, 3. Radhakrishan, 4. Vasantha, 5. Jayakumar	NIL	Kuthambakkam	514/1B2	183	3600	35,58,240	35,58,240	183	2179	21,53,700	21,53,700	36,61,289	36,61,289	-14,04,540	15,07,589	7,53,795	-	-6,50,745		
183	M/s Marsere Kunaj Motors	NIL	Kuthambakkam	504/3B	184	450	6,67,170	6,67,170	184	272	3,35,900	3,35,900	3,35,900	3,35,900	-3,31,270	-	-	-	-3,31,270		
184	S.Pandian	NIL	Kuthambakkam	520/2B	185	2000	-	-	185	2000	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
185	Sathya Ram Mohan	NIL	Kuthambakkam	520/2B	186	2000	-	-	186	2000	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
186	Paul Raj Anthony & Pavan Anthony	NIL	Kuthambakkam	520/2T	187	2000	-	-	187	2000	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
187	Ilmalen Aeriyan	NIL	Kuthambakkam	520/2S	188	4050	-	-	188	4050	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
188	M/s Rajarathinam Real Estates Private Limited	NIL	Kuthambakkam	521/3, 521/4, 521/5,	189	12800	1,55,67,300	1,55,67,300	189	7680	74,72,296	74,72,296	1,68,60,740	1,68,60,740	-80,95,004	1,12,96,444	56,04,222	-	-24,90,782		
189	Mary	NIL	Kuthambakkam	514/1B1B	190	1200	11,86,080	11,86,080	190	720	8,89,673	8,89,673	8,89,673	8,89,673	-2,96,407	-	-	-	-2,96,407		
190	Pradeep saran burle Venkata	NIL	Kuthambakkam	521/1B2	191	455	5,62,153	5,62,153	191	301	3,71,905	3,71,905	4,46,258	4,46,258	-1,90,247	74,353	37,176	-	-1,53,057		
191	Sunil Kujral, Akash Kujral, Sushil Kujral	NIL	Kuthambakkam	520/1B4B	192	6100	-	-	192	6100	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
192	Pepi K. Gopalakrishan	NIL	Kuthambakkam	520/1B5B	193	4050	-	-	193	4050	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
193	Mrs.Deepa V alias Deepa Rani	NIL	Kuthambakkam	520/1B5C	194	2000	-	-	194	2000	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
194	V. Annamalai alias Annamalai Veerappan	NIL	Kuthambakkam	520/1B5D, 520/1B5E,	195	3550	-	-	195	3550	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
195	Government Land	NIL	Kuthambakkam	520/2	196	7900	-	-	196	4867	-	-	-	-	-	-	-	-	-	Government Land - unvalued	
196	Sunil Kujral & Akash Kujral	NIL	Kuthambakkam	520/1T5	197	2300	-	-	197	2300	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
197	D.Seshan	NIL	Kuthambakkam	520/1B3, 520/1B5, 520/2D5	198	5200	-	-	198	5200	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
198	G .R .Hari	NIL	Kuthambakkam	520/1A2	199	800	-	-	199	800	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
199	C.R Balakrishan Pet	NIL	Kuthambakkam	520/2A3	200	1500	-	-	200	1500	-	-	-	-	-	-	-	-	-	Settlement / Bulkup	
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			10,07,22,589	10,07,22,589							
205	Reserved for Park	NIL							R6	2897			8,70,01,021	8,70,01,021							
206	Open Space provided under HT Line	NIL							R7	3504			-	-							
207	Reserved for Public Purpose	NIL							R8	27593			82,90,48,539	82,90,48,539							
208	Reserved for Amenities	NIL							R9	416			51,48,823	51,48,823							
209	Reserved for Park	NIL							R10	595			-	-							
210	Reserved for Park	NIL							R11	272			-	-							

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 8(b) in Rs.	Increment Column 10 (a) minus column 9(a) in Rs.	Increment Contribution (50% of Column 12) in Rs.	Compensation on if any under section 39-(1)(b) 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 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		7(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
211	Reserved for Public Purpose	NIL							R12	7900			22,82,70,368	22,82,70,368					
212	Reserved for Amenities	NIL							R13	2925			4,35,99,960	4,35,99,960					
213	Reserved for Public Purpose	NIL							R14	703			2,39,20,098	2,39,20,098					
214	Reserved for Public Purpose	NIL							R15	8548			28,97,51,932	28,97,51,932					
215	Reserved for Park	NIL							R16	2131			6,39,96,915	6,39,96,915					
216	Reserved for Public Purpose	NIL							R17	3126			9,38,80,136	9,38,80,136					
217	Reserved for EWS	NIL							R18	9745			26,20,42,390	26,20,42,390					
218	Reserved for Park	NIL							R19	4218			-	-					
219	Reserved for Public Purpose	NIL							R20	20822			62,53,91,668	62,53,91,668					
220	Reserved for Public Purpose	NIL							R21	13092			39,32,09,170	39,32,09,170					
221	Reserved for Amenities	NIL							R22	1805			2,41,77,957	2,41,77,957					
222	Reserved for Park	NIL							R23	3037			-	-					
223	Reserved for Amenities	NIL							R24	14490			17,88,59,431	17,88,59,431					
224	Reserved for Public Purpose	NIL							R25	4740			14,23,78,329	14,23,78,329					
225	Reserved for Public Purpose	NIL							R26	995			2,99,81,384	2,99,81,384					
226	Reserved for Amenities	NIL							R27	5565			10,58,27,629	10,58,27,629					
227	Reserved for Park	NIL							R28	9228			-	-					
228	Reserved for Amenities	NIL							R29	1091			1,34,98,430	1,34,98,430					
229	Reserved for Park	NIL							R30	470			99,12,456	58,12,456					
230	Reserved for Public Purpose	NIL							R31	330			99,28,305	99,28,305					
231	Reserved for Public Purpose	NIL							R32	1944			5,84,02,840	5,84,02,840					
232	Reserved for Park	NIL							R33	54902			67,81,43,180	67,81,43,180					
233	Reserved for Park	NIL							R34	3484			-	-					
234	Reserved for Amenities	NIL							R35	3951			4,49,12,874	4,49,12,874					
235	Reserved for Public Purpose	NIL							R36	14597			43,75,27,334	43,75,27,334					
236	Reserved for Public Purpose	NIL							R37	14906			44,77,05,451	44,77,05,451					
237	Reserved for Park	NIL							R38	23521			29,98,48,678	29,98,48,678					
238	Reserved for Public Purpose	NIL							R39	38085			1,17,33,10,231	1,17,33,10,231					
239	Reserved for EWS	NIL							R40	13118			16,22,71,573	16,22,71,573					
														TOTAL	37,85,15,901	66,66,49,581	28,90,73,275		7,72,91,239

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.

Registered 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**

Rejected

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
Reference

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 Author

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**

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1th November 2025.

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

Verified

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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