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2025

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THIRUVALLUR DISTRICT GAZETTE
EXTRAORDINARY

PUBLISHED BY AUTHORITY

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

NOTIFICATION BY THE MEMBER SECRETARY

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

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI-600 008.

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

Publication of Draft Scheme for
Parvatharajapuram Land Pooling Area Development Scheme

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

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

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

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

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

Annexure 1:	Index Map of the Draft Scheme
Annexure 2:	Map showing the Original Plots (OP Map)
Annexure 3:	Map showing the Original Plots and the alteration of the boundaries of Original Plots
Annexure 4:	Map showing the Final Plots (FP Map)
Annexure 5:	Maps showing the Infrastructure Network – Sewerage, Storm Water Drain, Water Supply, EB line & Street Light
Annexure 6:	Form - B Redistribution and tentative valuation statement
Annexure 7:	Estimates of all works contemplated in the scheme

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

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

Chennai - 600 008,
11th November 2025.

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

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தமிழ்நாடு அரசு
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

(ந.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:

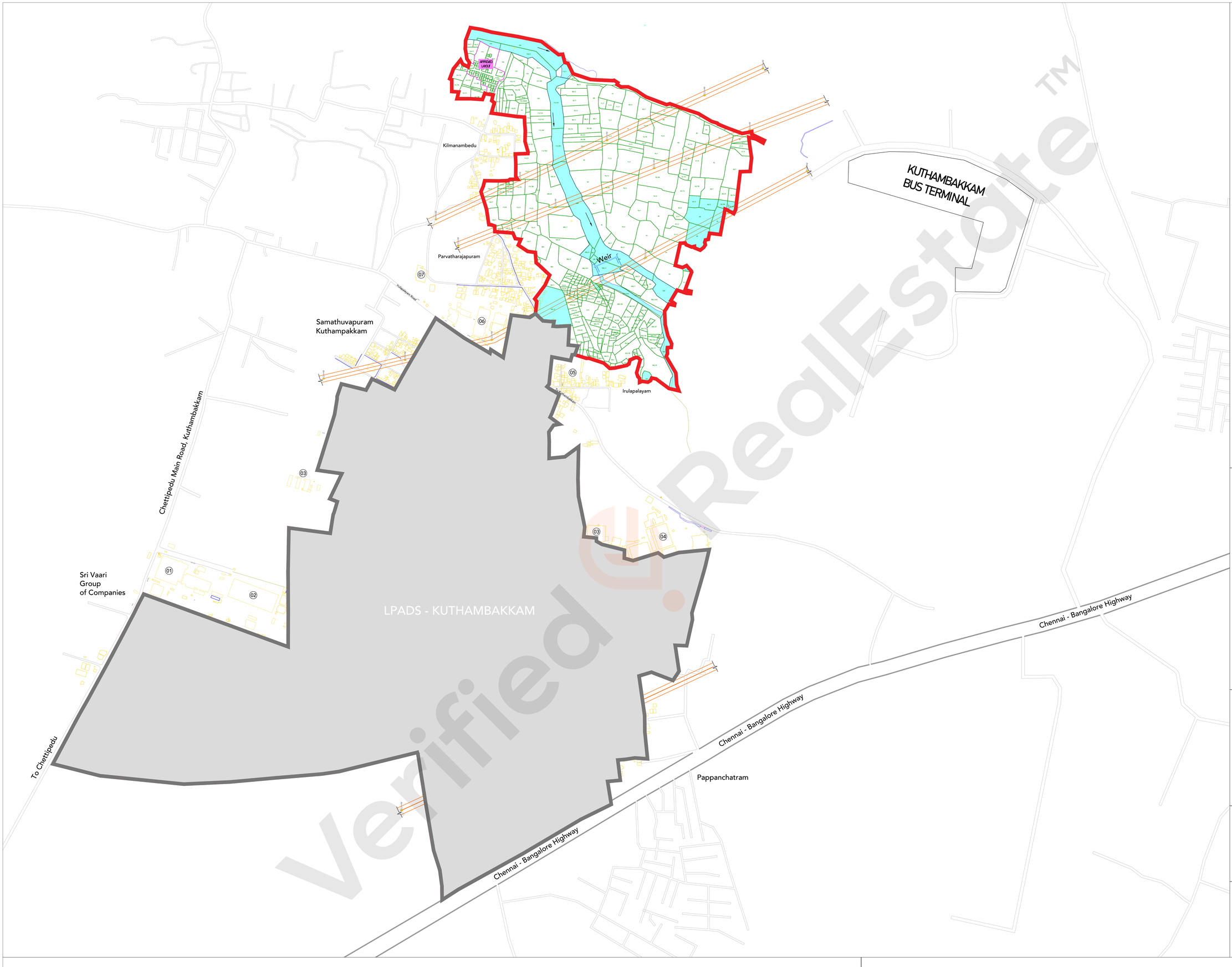
இணைப்பு 1:	வரைவுத் திட்டத்தின் குறியீடு வரைபடம்
இணைப்பு 2:	மூல மனைகளைக் குறிக்கும் வரைபடம்
இணைப்பு 3:	மூல மனைகளையும் அவற்றின் எல்லைகளின் மாற்றங்களையும் குறிக்கும் வரைபடம்

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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LEGENDS

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

EXISTING DEVELOPMENT

01. FedEx
02. Katti-KWE
03. Industrial Shed
04. Romaa Parradise
05. Residential Buildings
06. Vishnukumar Traders
07. SCS Industrial Product Mfg Co. Pvt. Ltd.

Sd/-11.11.2025
MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:3500

0 100 200 300 400 500

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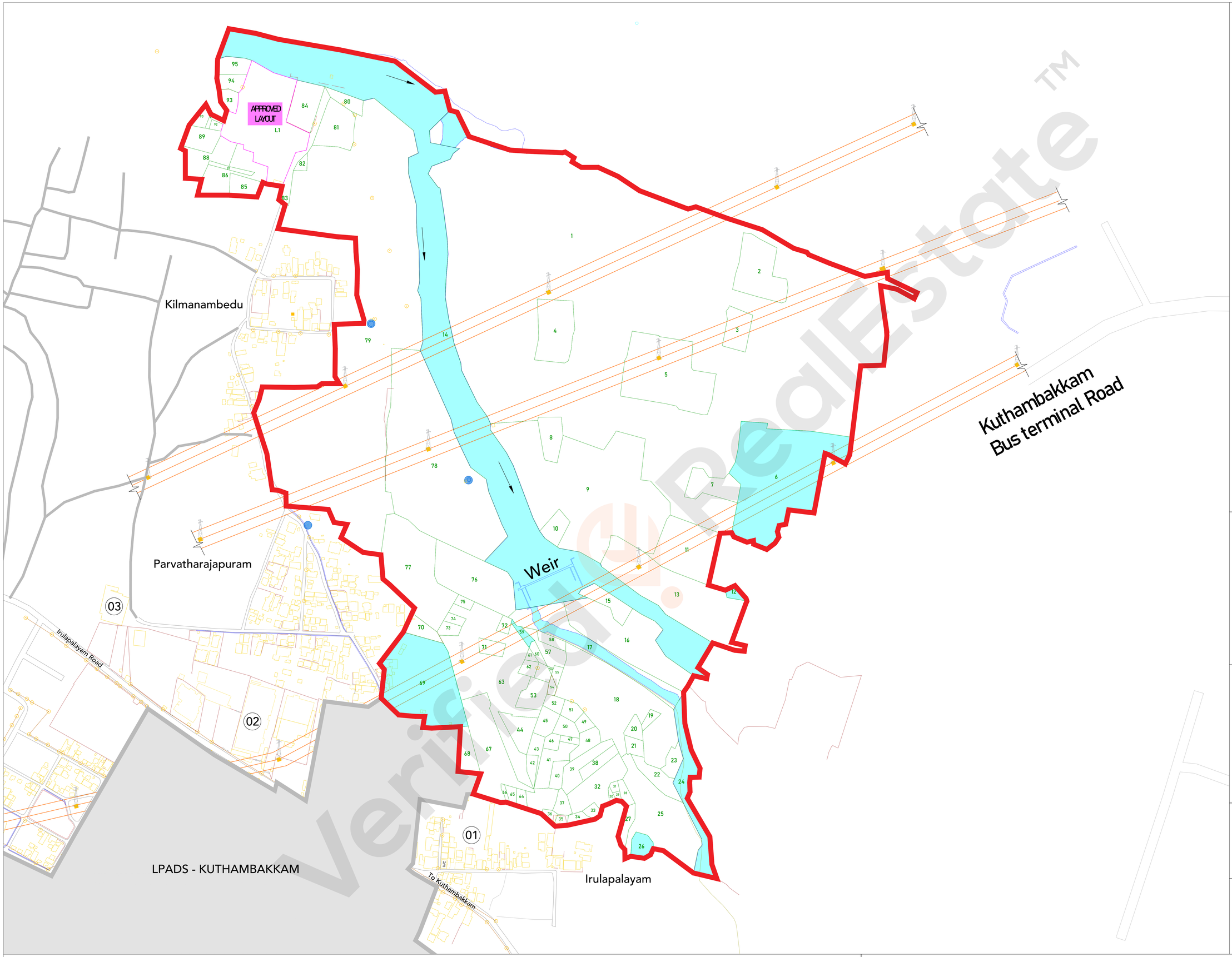
LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

ANNEXURE 1: INDEX MAP OF THE DRAFT SCHEME



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LEGENDS

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

EXISTING DEVELOPMENT

- (01) Residential Buildings
- (02) Vishnukumar Traders
- (03) SCS Industrial Product Mfg Co. Pvt. Ltd.

Sd/-11.11.2024
MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:1500

0 50 100 150 200

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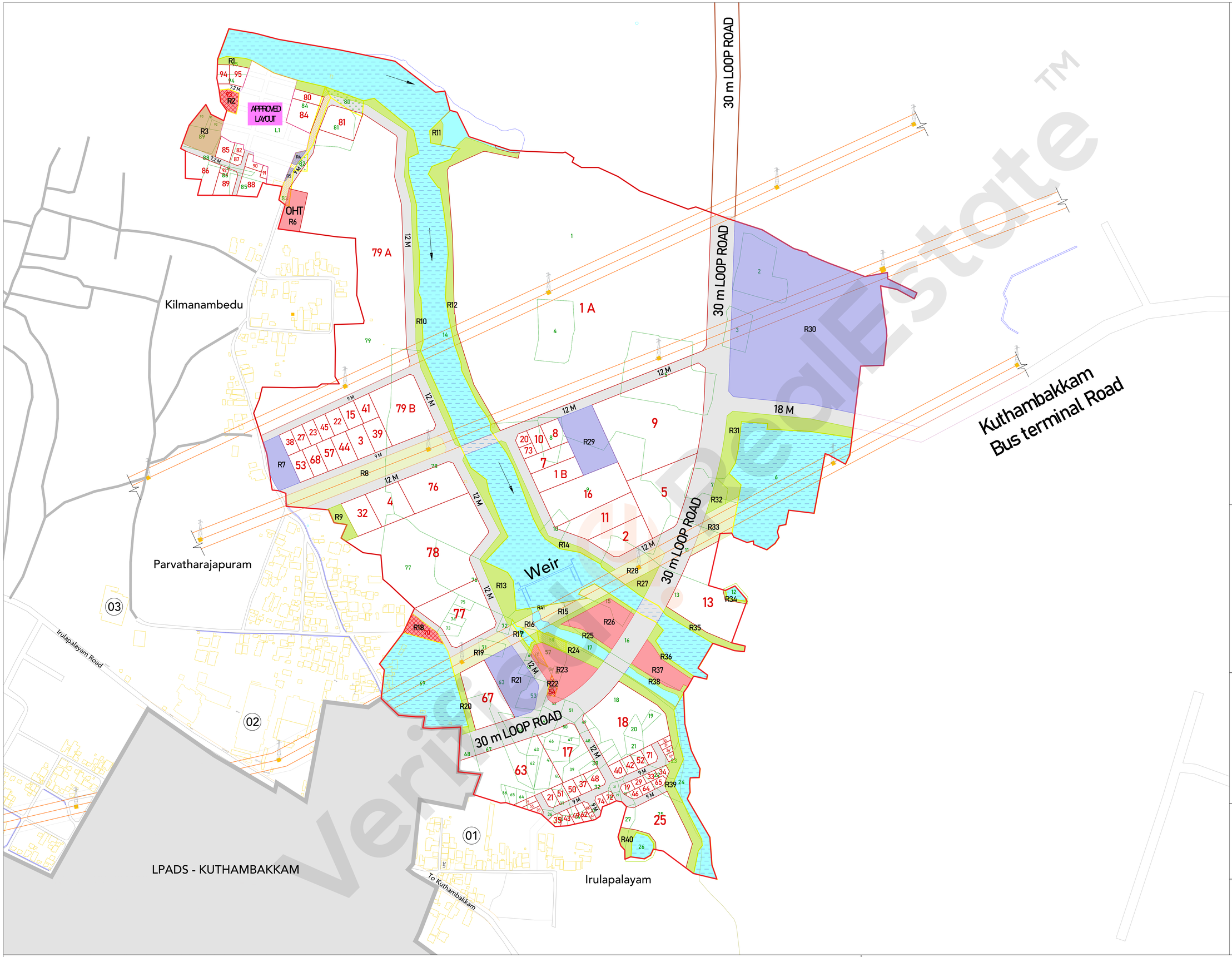
LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

ANNEXURE 2: ORIGINAL PLOT MAP



LEGENDS

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

EXISTING DEVELOPMENT

- (01) Residential Buildings
- (02) Vishnukumar Traders
- (03) SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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0 50 100 150 200

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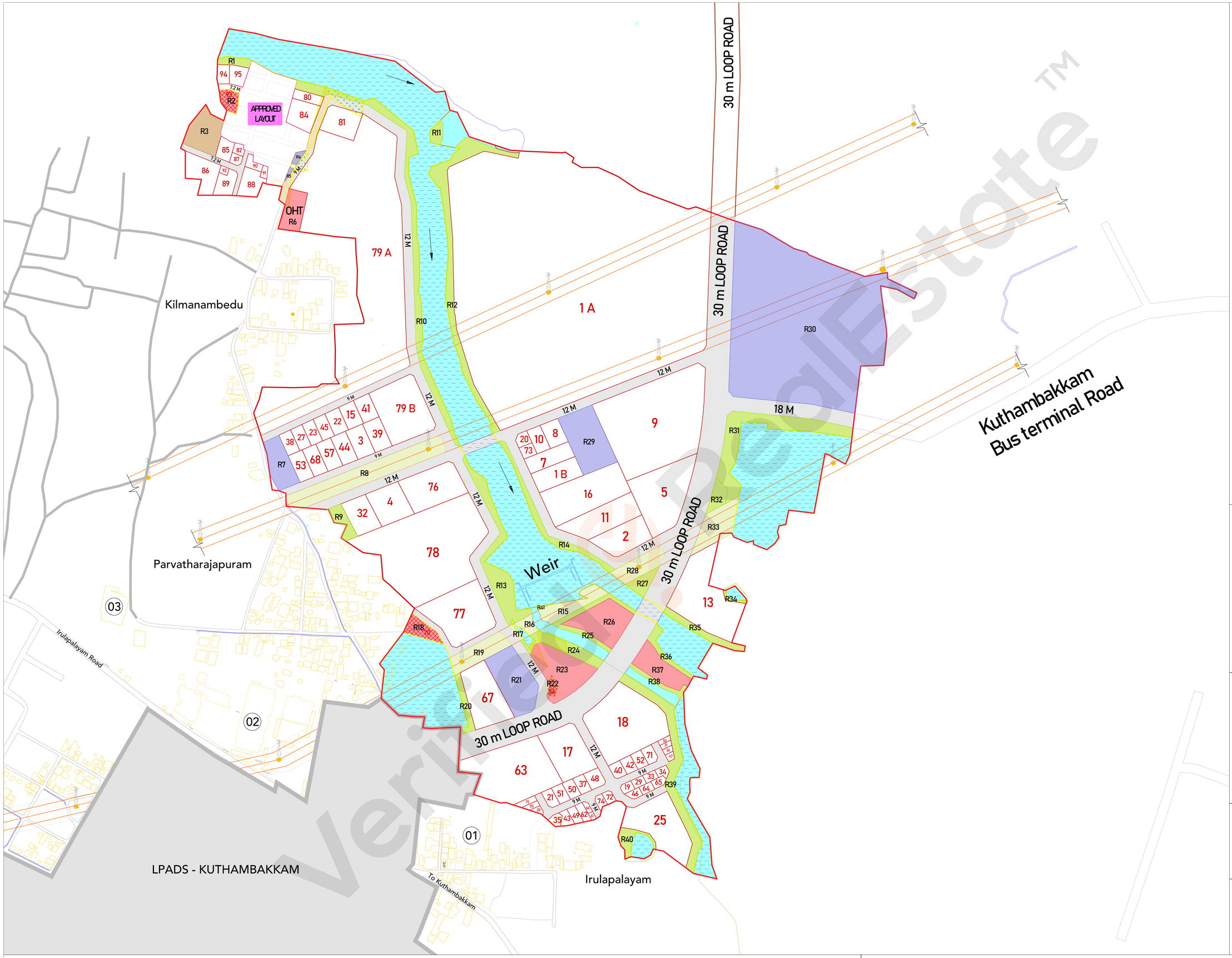
LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

ANNEXURE 3: ORIGINAL PLOT - FINAL PLOT MAP



LEGENDS

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

EXISTING DEVELOPMENT

- (01) Residential Buildings
- (02) Vishnukumar Traders
- (03) SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

ANNEXURE 4: FINAL PLOT MAP

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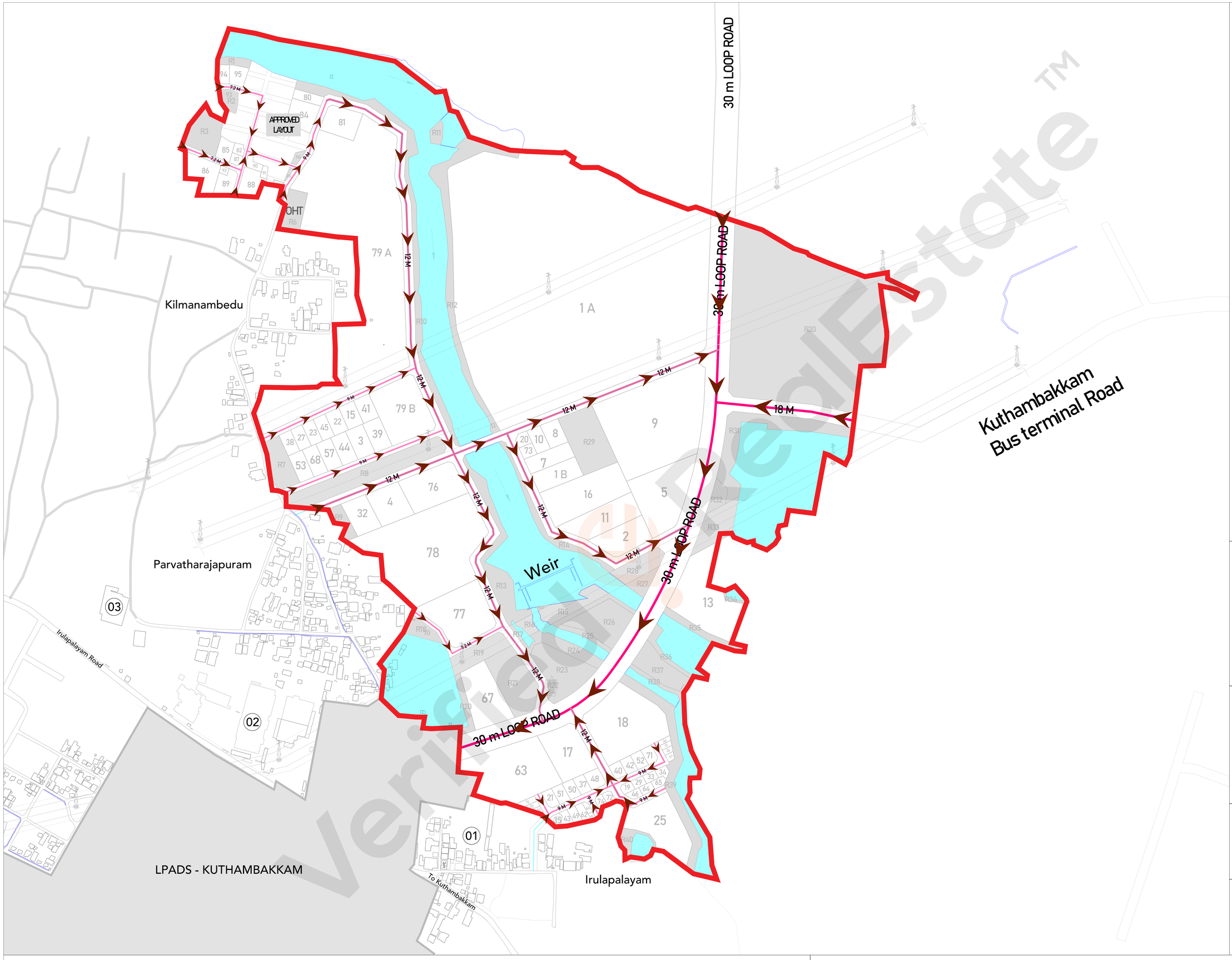

LEGENDS

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

EXISTING DEVELOPMENT

(01) Residential Buildings

(02) Vishnukumar Traders

(03) SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:1500

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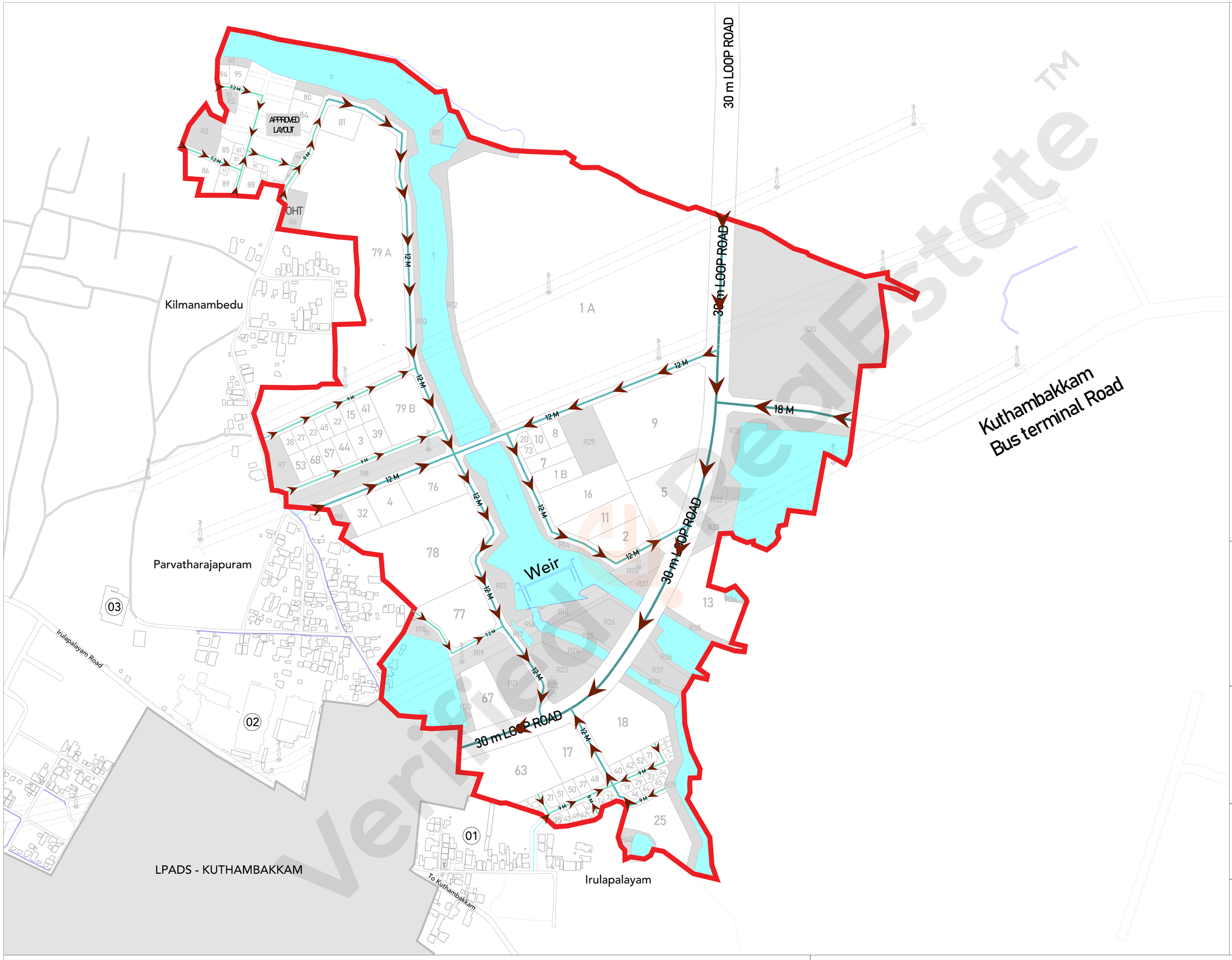
LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

ANNEXURE 5A: INFRASTRUCTURE MAP - SEWERAGE



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LEGENDS

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

EXISTING DEVELOPMENT

- (01) Residential Buildings
- (02) Vishnukumar Traders
- (03) SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:1500

0 50 100 150 200

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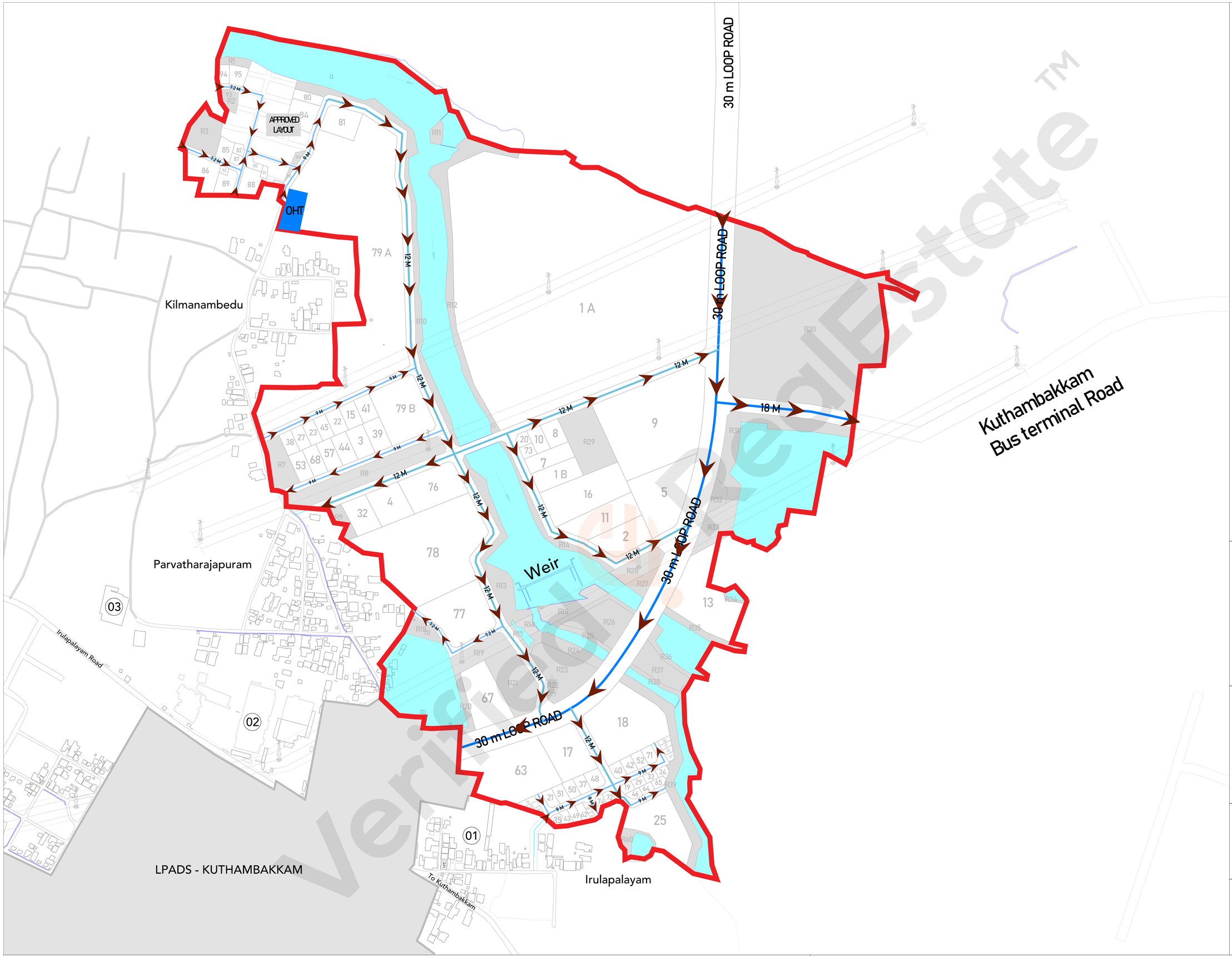
LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

ANNEXURE 5B: INFRASTRUCTURE MAP - STORM WATER DRAIN



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LEGENDS

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

EXISTING DEVELOPMENT

(01) Residential Buildings

(02) Vishnukumar Traders

(03) SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:1500

0 50 100 150 200

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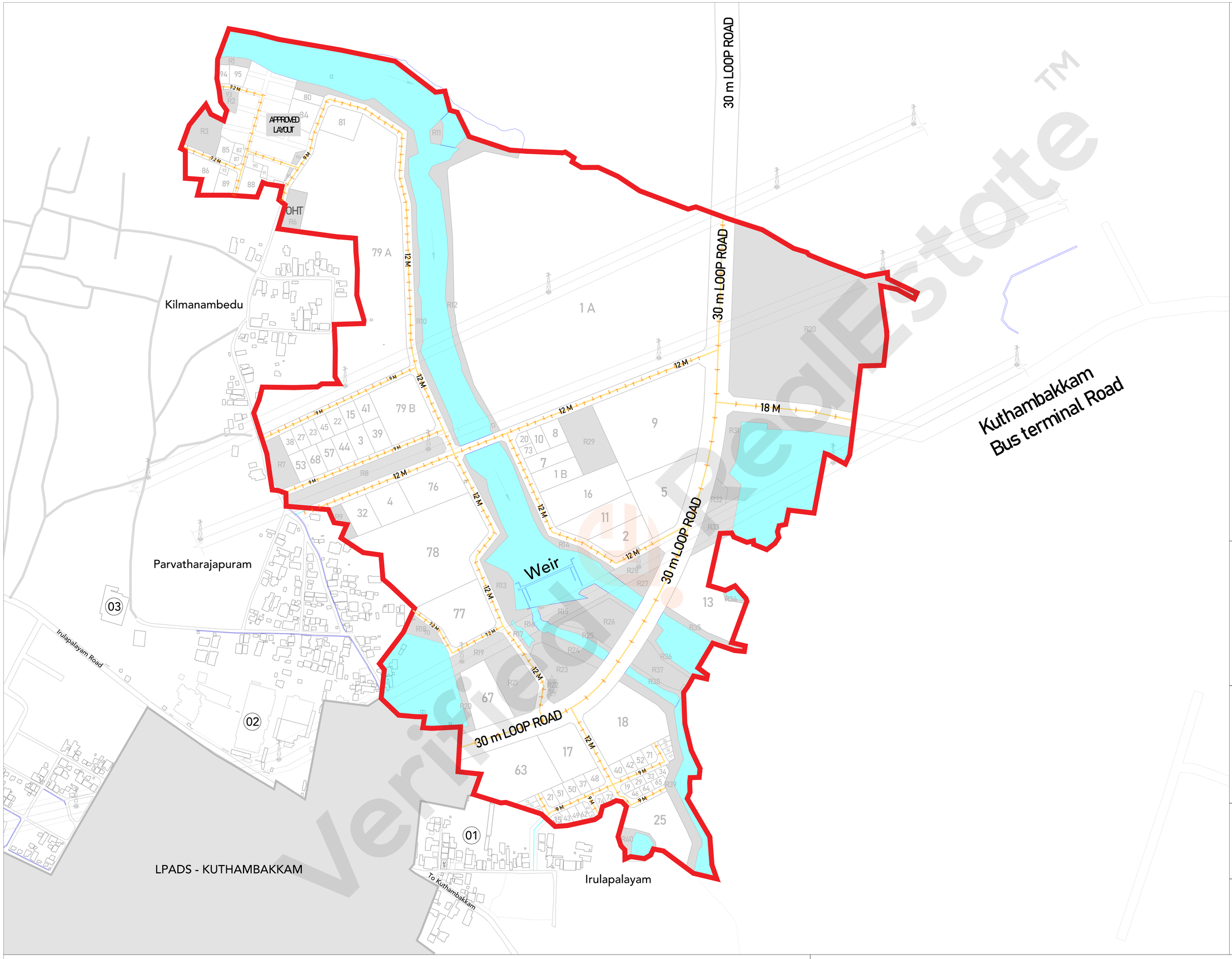
LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

ANNEXURE 5C : INFRASTRUCTURE MAP - WATER SUPPLY



LEGENDS

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

EXISTING DEVELOPMENT

(01) Residential Buildings

(02) Vishnukumar Traders

(03) SCS Industrial Product Mfg Co. Pvt. Ltd.

MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Scale 1:1500

0 50 100 150 200

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LAND POOLING AREA DEVELOPMENT SCHEME - PARVATHARAJAPURAM

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

ANNEXURE 6

FORM - B
Redistribution and Tentative valuation statement
Draft Scheme No: 01, Name of the LPADS: Parvatharajapuram Land Pooling Area Development Scheme
Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sr. No	Name of Owner	Tenure	Village	Survey No.	Original Plot				Final Plot						Compensation	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
					Number	Area in sq.mt. (as per patta)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees				Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed							
											Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures						
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
1	TamilNadu Veetu Vasathi Variyam (TNHB)	NIL	Parvatharajapuram	57/3, 57/1, 56, 60/2, 28/3A, 28/2A, 76/4, 78/1B, 59/1, 60/1B, 60/1A, 61/1D, 78/2, 83, 78/1A, 61/1C, 84, 28/1, 76/1, 62, 77/1, 27/3, 61/2, 85/1, 27/1, 75/1C, 73/2, 61/1A, 85/2B, 26, 75/1B, 25, 64, 85/3A, 72/2, 63, 75/2, 75/1A, 86/3, 74, 86/2, 68, 66, 72/1, 87/2, 92, 67, 71/3, 71/2, 71/1, 69/1, 87/1, 69/2, 89/3, 88, 70, 91, 89/1, 89/2, 90/1, 90/2, 112/1, 85/3B, 85/2A, 86/1, 27/2, 73/1,	1	145650	8,54,03,938	8,54,03,938	1	87391	5,31,12,819	5,31,12,819	10,62,25,638	10,62,25,638	-3,22,91,118	5,31,12,819	2,65,56,410	-	-57,34,709	
2	Loganathan	NIL	Parvatharajapuram	65	2	3550	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	5,93,042	-	-2,82,099	
3	Balakrishnan	NIL	Parvatharajapuram	61/1B	3	1500	9,26,625	9,26,625	3	900	6,67,215	6,67,215	10,00,823	10,00,823	-2,59,410	3,33,608	1,66,804	-	-92,606	
4	Munisamy Naidu	NIL	Parvatharajapuram	77/2	4	3300	20,38,575	20,38,575	4	1982	15,65,720	15,65,720	28,18,297	28,18,297	-4,72,855	12,52,576	6,26,288	-	1,53,434	
5	Munisamy Naidu	NIL	Parvatharajapuram	76/2B	5	8200	50,65,550	50,65,550	5	4916	30,37,087	30,37,087	85,03,844	85,03,844	-20,28,463	54,66,757	27,33,378	-	7,04,915	
6	Government Land - Vaikaal	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 Mudhaliar	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	-3,08,267	1,39,176	69,588	-	-2,38,679	
9	Lalitha Devi Ammal	NIL	Parvatharajapuram	80/2, 55, 79/2, 79/1, 81, 82/1,	9	21700	1,34,05,175	1,34,39,497	9	13016	80,40,580	80,40,580	2,09,05,507	2,09,05,507	-53,98,917	1,28,64,927	64,32,464	-	10,33,546	
10	Tamilnadu Veetu Vasathi Variyam (TNHB)	NIL	Parvatharajapuram	80/1	10	950	5,86,863	5,86,863	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	2831	17,48,682	17,48,682	22,73,286	22,73,286	-11,54,743	5,24,604	2,62,302	-	-8,92,441	
12	Government Land - Vaikaal	NIL	Parvatharajapuram	51/1	12	350	-	-	12	273	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
13	Tamilnadu Veetu Vasathi Variyam (TNHB)	NIL	Parvatharajapuram	51/2, 52, 53,	13	9600	59,30,400	59,30,400	13	5764	35,60,883	35,60,883	72,99,811	72,99,811	-23,69,517	37,38,928	18,69,464	-	-5,00,053	
14	Government Land - Maduvu	NIL	Parvatharajapuram	592, 585/3, 586, 587, 585/4, 589, 588, 112/2A, 158/2, 159, 160, 112/2B,	14	48050	-	-	14	48079	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
15	Hindu	NIL	Kuthambakkam	590/1, 590/2,	15	1050	6,48,638	6,48,638	15	630	4,67,051	4,67,051	4,67,051	4,67,051	-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	84,36,400	84,36,400	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	1,61,19,637	1,61,19,637	41,45,695	87,92,529	43,96,265	-	85,41,960	
18	M/s.Theta Rise Developers	NIL	Kuthambakkam	585/2G2, 585/2F, 585/2E4, 585/2D, 585/2C1, 585/2B, 585/2G1, 585/2E1, 585/2E2, 585/2E3, 585/2C2,	18	11100	1,22,01,388	1,22,01,388	18	6664	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	562/2	19	300	1,85,325	1,85,325	19	181	2,56,635	2,56,635	4,10,616	4,10,616	71,310	1,53,981	76,990	-	1,48,300	
20	Kanniyappan	NIL	Kuthambakkam	562/1A	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	-	-93,988	
21	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	562/1B	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	562/1C	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	562/4, 562/3A1, 562/3A2,	23	750	4,63,313	4,63,313	23	450	3,32,547	3,32,547	4,32,312	4,32,312	-1,30,765	99,764	49,882	-	-80,883	
24	Government Land - Odai	NIL	Kuthambakkam	598	24	3500	-	-	24	3969	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
25	Muniammal	NIL	Kuthambakkam	562/6	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	561	26	650	-	-	26	706	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
27	Varadhan	NIL	Kuthambakkam	562/5	27	750	4,63,313	4,63,313	27	450	3,33,368	3,33,368	3,33,368	3,33,368	-1,29,944	-	-	-	-1,29,944	
28	Govindhan & others	NIL	Kuthambakkam	563/1A	28	150	3,55,500	3,55,500	28	94	2,23,635	2,23,635	2,23,635	2,23,635	-1,31,865	-	-	-	-1,31,865	
29	Chakkarapani	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	58,06,500	58,06,500	32	1471	10,69,344	10,69,344	12,83,212	12,83,212	-47,37,156	2,13,869	1,06,934	-	-46,30,222	
33	Jegathessan & 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	564/2	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	Elagovan	NIL	Kuthambakkam	564/1	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	565/1	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	

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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	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
							Value in Rupees				Value in Rupees									
											Undeveloped		Developed							
					Number	Area in sq.mt. (as per patta)	Without reference to value of structures	Inclusive of structures	Number	Area in sq.mt.	Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures	Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
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	-13,69,370	1,22,439	61,220	-	-13,08,150	
39	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	563/3C	39	1500	35,55,000	35,55,000	39	900	6,59,014	6,59,014	6,59,014	6,59,014	-28,95,986	-	-	-	-28,95,986	
40	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	567/2, 565/2B3, 565/2B2,	41	1100	26,07,000	26,07,000	41	660	4,89,294	4,89,294	4,89,294	4,89,294	-21,17,706	-	-	-	-21,17,706	
42	Natesan & others	NIL	Kuthambakkam	568/2	42	500	11,85,000	11,85,000	42	301	2,84,464	2,84,464	2,84,464	2,84,464	-9,00,536	-	-	-	-9,00,536	
43	Cholaiyan & others	NIL	Kuthambakkam	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	Kulasekaran & 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	6,42,079	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	565/3B	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	-19,83,160	2,22,702	1,11,351	-	-18,71,809	
54	Government Land - Rudraboomi-1	NIL	Kuthambakkam	570/2	54	300	-	-	54	189	-	-	-	-	-	-	-	-	-	Government Land
55	Energy Bramma Infra Private Limited	NIL	Kuthambakkam	570/1B	55	200	4,74,000	4,74,000	55	126	2,98,336	2,98,336	2,98,336	2,98,336	-1,75,664	-	-	-	-1,75,664	
56	Ethiraj	NIL	Kuthambakkam	572/5C	56	50	1,18,500	1,18,500	56	30	71,100	71,100	71,100	71,100	-47,400	-	-	-	-47,400	FP Area less than 60sqm. 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 - Vandipaadhai	NIL	Kuthambakkam	571	58	400	-	-	58	400	-	-	-	-	-	-	-	-	-	Government Land retained as road
59	Government Land - Vaikaal	NIL	Kuthambakkam	572/1B	59	250	-	-	59	269	-	-	-	-	-	-	-	-	-	No reductions due to Govt Waterbody
60	Government Land - Vandipaadhai	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	566/4, 566/5, 569/2B, 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, 573/6A, 573/5A, 572/1A1, 573/2B2, 573/2B1, 573/3B, 573/3A, 573/2A2, 573/1B, 573/2A1,	63	11250	2,66,62,500	2,66,62,500	63	6751	1,60,00,197	1,60,00,197	4,16,00,512	4,16,00,512	-1,06,62,303	2,56,00,315	1,28,00,158	-	21,37,855	
64	N S Babu	NIL	Kuthambakkam	566/3	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	566/2	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	566/1	66	150	3,55,500	3,55,500	66	90	2,13,875	2,13,875	2,56,650	2,56,650	-1,41,625	42,775	21,388	-	-1,20,237	
67	Sanjay Bansali	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	1,62,78,846	1,62,78,846	-51,64,669	85,27,015	42,63,507	-	-9,01,161	
68	M/s Beta Properties and Investments Private Limited	NIL	Kuthambakkam	575/3	68	1150	27,25,500	27,25,500	68	691	5,12,024	5,12,024	6,65,632	6,65,632	-22,13,476	1,53,607	76,804	-	-21,36,672	
69	Government Land - Kuttai	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, 573/6C,	71	500	11,85,000	11,85,000	71	307	1,89,568	1,89,568	2,84,353	2,84,353	-9,95,432	94,784	47,392	-	-9,48,040	
72	Palaniyappan	NIL	Kuthambakkam	573/3D, 573/3C,	72	300	7,11,000	7,11,000	72	180	4,26,605	4,26,605	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	1,66,876	1,66,876	1,66,876	1,66,876	-8,99,624	-	-	-	-8,99,624	
74	Vasanth P	NIL	Kuthambakkam	573/1C	74	300	7,11,000	7,11,000	74	181	4,29,210	4,29,210	5,15,051	5,15,051	-2,81,790	85,842	42,921	-	-2,38,870	
75	Chokkammal	NIL	Kuthambakkam	573/1A	75	250	5,92,500	5,92,500	75	182	4,32,066	4,32,066	4,32,066	4,32,066	-1,60,434	-	-	-	-1,60,434	
76	M/s.Theta Rise Developers	NIL	Kuthambakkam	585/2A1, 585/5,	76	5450	33,66,738	33,66,738	76	3270	20,20,185	20,20,185	32,32,295	32,32,295	-13,46,553	12,12,111	6,06,055	-	-7,40,497	

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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	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
					Number	Area in sq.mt. (as per patta)	Value in Rupees		Number	Area in sq.mt.	Value in Rupees									
							Without reference to value of structures	Inclusive of structures			Undeveloped		Developed		Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
											Without reference to value of structures	Inclusive of structures	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	Gokiammal	NIL	Kuthambakkam	583, 582, 584,	77	7650	1,81,30,500	1,81,30,500	77	4590	95,66,936	95,66,936	1,53,07,098	1,53,07,098	-85,63,564	57,40,162	28,70,081	-	-56,93,483	
78	Thanacheliyan	NIL	Kuthambakkam	585/7, 585/6, 585/9, 585/8,	78	22600	1,39,61,150	1,39,95,472	78	13561	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, 115/6, 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, 129/3A2C, 129/3A2B, 115/2, 116/3,	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	-2,57,52,529	2,37,10,004	1,18,55,002	-	-1,38,97,527	
80	Government Land - Nanjai 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 - Vandipaadhai	NIL	Parvatharajapuram	148	83	1600	-	-	83	1600	-	-	-	-	-	-	-	-	-	Retained in FP as road
84	Akiladam	NIL	Parvatharajapuram	146	84	1950	12,04,613	12,04,613	84	1171	6,96,718	6,96,718	6,96,718	6,96,718	-5,07,895	-	-	-	-5,07,895	
85	Jayaraman	NIL	Parvatharajapuram	141/5B	85	800	6,91,880	6,91,880	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	696	6,01,913	6,01,913	7,22,296	7,22,296	-3,92,664	1,20,383	60,191	-	-3,32,473	
90	P Chokkuvel	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	Rathinam	NIL	Parvatharajapuram	142/2A	91	190	1,17,373	1,17,373	91	115	99,116	99,116	99,116	99,116	-18,257	-	-	-	-18,257	
92	Sangeetha	NIL	Parvatharajapuram	142/2B	92	160	98,840	98,840	92	97	84,088	84,088	84,088	84,088	-14,752	-	-	-	-14,752	
93	Government Land - Rudraboomi-3	NIL	Parvatharajapuram	143	93	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	Venkatachalam & 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	63,237	31,618	-	-1,77,286	
96	Reserved for Park	NIL							R1	426.8			-	-						
97	Reserved for EWS	NIL							R3	1913.7			2,36,72,233	2,36,72,233						
98	Reserved for Public Purpose	NIL							R4	149.1			44,79,404	44,79,404						
99	Reserved for Public Purpose	NIL							R5	59.2			17,78,421	17,78,421						
100	Reserved for Amenities	NIL							R6	1260.5			1,55,92,937	1,55,92,937						
101	Reserved for Public Purpose	NIL							R7	1709.7			5,13,51,287	5,13,51,287						
102	Open Space provided under HT Line	NIL							R8	4599.4			-	-						
103	Reserved for Park	NIL							R9	690.5			-	-						
104	Reserved for Park	NIL							R10	4278.8			-	-						
105	Reserved for Park	NIL							R11	371.5			-	-						
106	Reserved for Park	NIL							R12	4179.5			-	-						
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	1464.5			-	-						
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	3368.9			10,11,86,280	10,11,86,280						
115	Reserved for Amenities	NIL							R23	3072.8			3,80,09,955	3,80,09,955						
116	Reserved for Park	NIL							R24	1424.5			-	-						
117	Reserved for Park	NIL							R25	1087.3			-	-						
118	Reserved for Amenities	NIL							R26	2693.9			3,33,24,122	3,33,24,122						

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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	Increment	Increment Contribution (50% of Column 12) in Rs.	Compensation, if any under section 39-Q(1)(f) in Rs.	Net demand (or) betterment charges from (+) or by (-) owner being the addition of Columns 11, 13,14 in Rs.	Remarks
							Value in Rupees				Value in Rupees									
											Undeveloped		Developed							
					Number	Area in sq.mt. (as per patta)	Without reference to value of structures	Inclusive of structures	Number	Area in sq.mt.	Without reference to value of structures	Inclusive of structures	Without reference to value of structures	Inclusive of structures	Column 9 (b) minus column 6(b) in Rs.	Column 10 (a) minus column 9(a) in Rs.				
1	2	3		3(a)	4	5	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
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	3558.3			10,68,74,747	10,68,74,747						
122	Reserved for Public Purpose	NIL							R30	34719.5			1,04,28,01,062	1,04,28,01,062						
123	Reserved for Park	NIL							R31	4035.8			-	-						
124	Reserved for Park	NIL							R32	616.9			-	-						
125	Open Space provided under HT Line	NIL							R33	1943.1			-	-						
126	Reserved for Park	NIL							R34	120.8			-	-						
127	Reserved for Park	NIL							R35	956.6			-	-						
128	Reserved for Park	NIL							R36	597.6			-	-						
129	Reserved for Amenities	NIL							R37	1911.4			2,36,43,992	2,36,43,992						
130	Reserved for Park	NIL							R38	443.5			-	-						
131	Reserved for Park	NIL							R39	3223.5			-	-						
132	Reserved for Park	NIL							R40	631.6			-	-						
133	Reserved for Park	NIL							R41	37.1			-	-						
														TOTAL	**-14,10,60,684**	**17,85,30,340**	**8,92,65,170**		**-5,17,95,514**	

Chennai - 600 008
11th November 2025

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

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Annexure 7

Estimates of all works contemplated in the scheme

Draft LPADS - Parvatharajapuram

ABSTRACT SHEET FOR COST OF WORKS

SL. No.	Name of Work	Cost of Work (INR)
1	CONSTRUCTION OF ROADS (FLEXIBLE PAVMENT) INCLUDING EXCAVATION, EARTHWORK, LAYING OF SUBGRADE, GSB-III & I,WMM, DBM, BC, KERB, FOOTPATH, SINAGES, BRIDGES,CULVERTS ETC. COMPLETE	₹ 560,000,000.00
2	SUPPLYING AND INSTALLING GI POLES COMPLETE WITH UNDER GROUND WIRING, LED FITTING WITH NECESSARY FITTING ETC COMP. PROVIDED AT EVERY 25 m. DISTANCE. a) Fabrication, Supply, Erection, Testing and Commissioning of whether proof CRCA sheet steel powder coated MCCB Outdoor Panel Board, made up of 2mm powder coated, including bus bar provision of double door with industrial lock with TNEB 3 Phase Meter Provision and Suitable Fuse unit Compartment 1no, Main 160A 4Pole MCCB I/C and 6nos of 32A 4Pole MCCB's for O/G with suitable copper bus bar (33x6mm) having three phase Multifunction meter with line indicators for erecting the Outdoor panel board complete etc., The above panel board is to be erected on Foundation suitable angle, bolts and nuts for mounting the Outdoor Panel etc. complete. **.... Rs.1,30,000.00 /no** b) If Supply and fixing of 10 Mtr Length Single Arm Bracket Pole with Base plate duly welded at the bottom with concreting with construction of masonary pedestal with suitable SMC box with door arrangement to house 6A SP MCB switch, 2/4 way connector on suitable hylem sheet and 1No supply and fixing of 150W LED street light fitting with LED (Higher end) Complete with suitable MS clamps for LED steet light fitting and PVC unsheathed copper leads from SMC box to fitting and with coil earth No.8 SWG GI Wire with painting of suitable colour **.... Rs.41,110 .00 /no**	₹ 30,000,000.00
3	PROVIDING & LAYING WATER SUPPLY PIPELINE INCLUDING TREATMENT PLANT, PUMPING STATION, SUMP ,ESR ETC. COMPLETE	₹ 130,000,000.00
4	PROVIDING & LAYING UNDERGROUND DRAINAGE LINES OF R.C.C. NP CLASS PIPES INCLUSIVE MANHOLES WITH FIBER REINFORCED COVERS & SEATS , PUMPING STATION AND SEWERAGE TREATMENT PLANT ETC. COMPLETE	₹ 520,000,000.00
4	PROVIDING & LAYING STORM NETWORK LINES OF RCC NP3/NP4 Pipe INCLUSIVE ALL ANCILLARY CIVIL WORK ETC. COMPLETE	₹ 289,000,000.00
5	PLANTING OF AVENUE TREES OF 5.00 FEET HEIGHT INCLUDING NECESSARY EARTH WORK EXCAVATION, COST OF RED EARTH, SAND, MANURE.	₹ 3,000,000.00
	TOTAL COST OF WORK	**₹ 1,532,000,000.00**

Chennai - 600 008.
11th November 2025.

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

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Draft LPADS - Parvatharajapuram

ESTIMATE FOR COST OF WORKS : - (i) ROADS

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

ROAD CATEGORY	ROAD WIDTH	LENGTH (mt)	TOTAL LENGTH (mt)	NO OF LANES	LANE WIDTH (mt)	CARRIAGEWAY	RATE PER RUNNING METER (INR)	AMOUNT (INR)
LPADS ROAD	30 mt WIDE	811.50	811.50	4	3.50	2 way divided	**307680**	249682320
LPADS ROAD	18 mt WIDE	173.60	173.60	2	5.00	2 way undivided	**94,653**	16431760.8
LPADS ROAD	12 mt WIDE	1908	1908	2	3.50	2 way undivided	**63139**	120469212
LPADS ROAD	9 mt WIDE	1242.40	1242.40	2	3.00	2 way undivided	**54902**	68210244.8

CULVERT / BRIDGE	RMT	COST PER RMT (INR)	AMOUNT (INR)
On 24 m Wide Road			0
On 18 m Wide Road			0
On 12 m Wide Road			0
On 9 m Wide Road			0
TOTAL		**(A)**	**₹ 454,793,537.60**
ADD 15% ESCALATION FOR 2 YEARS		**(B)**	**₹ 68,219,030.64**
TOTAL		**(A) + (B)**	**₹ 523,012,568.24**
ADD 7% MICS. COST		**(C)**	**₹ 36,610,879.78**
GRAND TOTAL		**(A) + (B) + (C)**	**₹ 559,623,448.02**
		SAY	**₹ 560,000,000.00**

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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**

Verified by RedEfile™

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**

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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**

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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.

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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**

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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.

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NOTIFICATION BY THE MEMBER SECRETARY,

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

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI-600 008.

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

Section 39-1, sub section (1)

(see rule 6 (1))

Publication of Draft Scheme for

Kuthambakkam Land Pooling Area Development Scheme

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

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

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

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

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

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

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

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

Chennai - 600 008,
11th November 2025.

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