TOTAL EXTENT (AS PER PATTA)	:	**2943.00 SQ.M**
TOTAL EXTENT (AS PER SITE)	:	2948.55 SQ.M
ROAD AREA	:	**381.05 SQ.M**
PLOTTABLE AREA	:	**2531.83 SQ.M**
TOTAL NO.OF.PLOTS	:	**26**
PUBLIC PURPOSE-1 FOR G.C.C.	:	16.48 Sq.M
PUBLIC PURPOSE-2 FOR TNEB	:	13.64 Sq.M

CONDITIONS:

(I) TNCDBR-2019 RULE NO: 47 (8) IN G.O.(Ms) No.18, MAWS DEPARTMENT DATED 04.02.2019 & AMENDMENTS APPROVED IN

G.O.Ms.No.16, MAWS (MAI) DEPARTMENT DATED 31.01.2020 AND PUBLISHED IN TNGG ISSUE No.41.DATED 31.01.2020

ONE PERCENT OF LAYOUT AREA EXCLUDING ROAD, ADDITIONALLY, SHALL BE RESERVED FOR "PUBLIC PURPOSE".

WITHIN THE ABOVE CEILING 0.5% OF AREA SHALL BE TRANSFERRED TO THE LOCAL BODY AND 0.5% OF AREA SHALL BE TRANSFERRED TO THE TANGEDCO OR TO THE LOCAL BODY FREE OF COST THROUGH A REGISTERED GIFT DEED BEFORE THE

ACTUAL SANCTION OF THE LAYOUT.

(II) TNCDBR-2019, RULE NO: 47 (11)

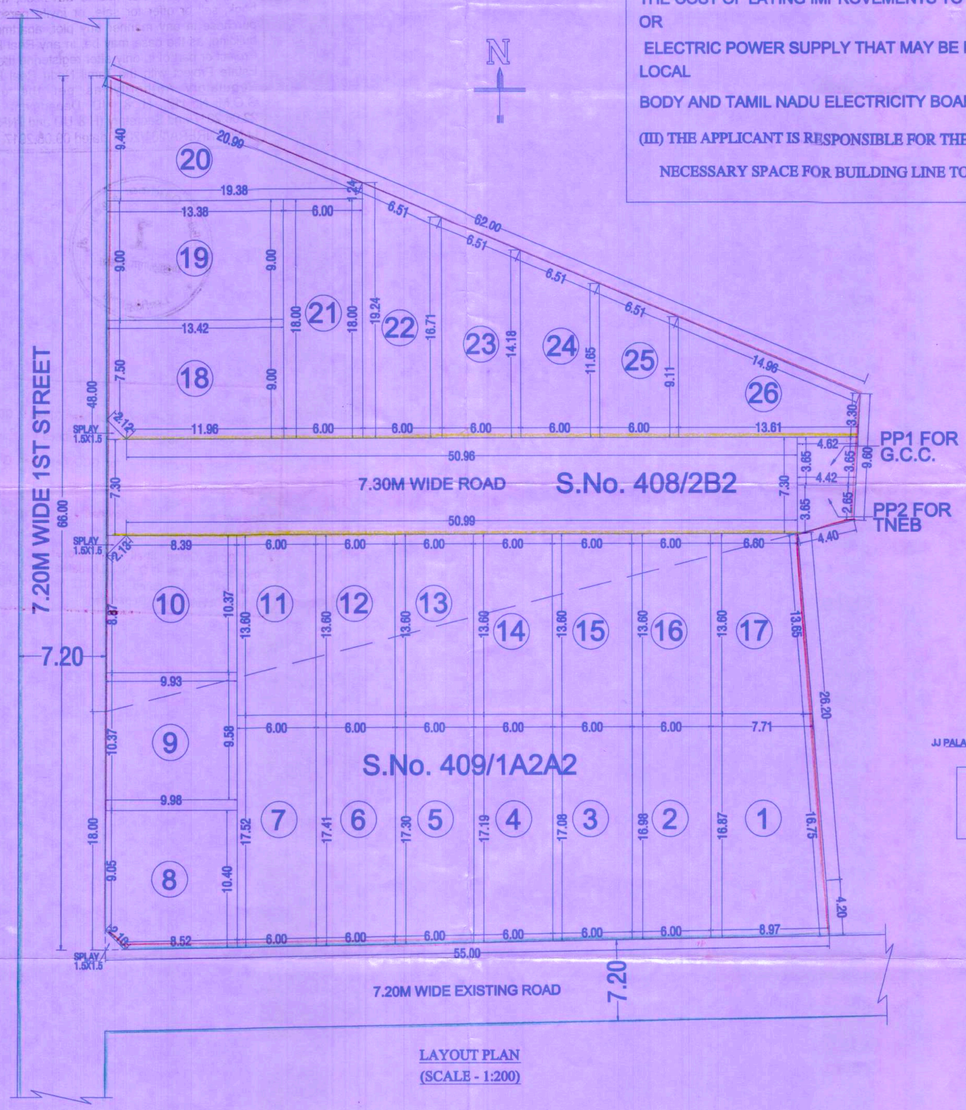
THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROAD, WATER SUPPLY, SEWERAGE, DRAINAGE OR

ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL

BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(III) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE,SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT



LAYOUT PLAN
(SCALE - 1:200)

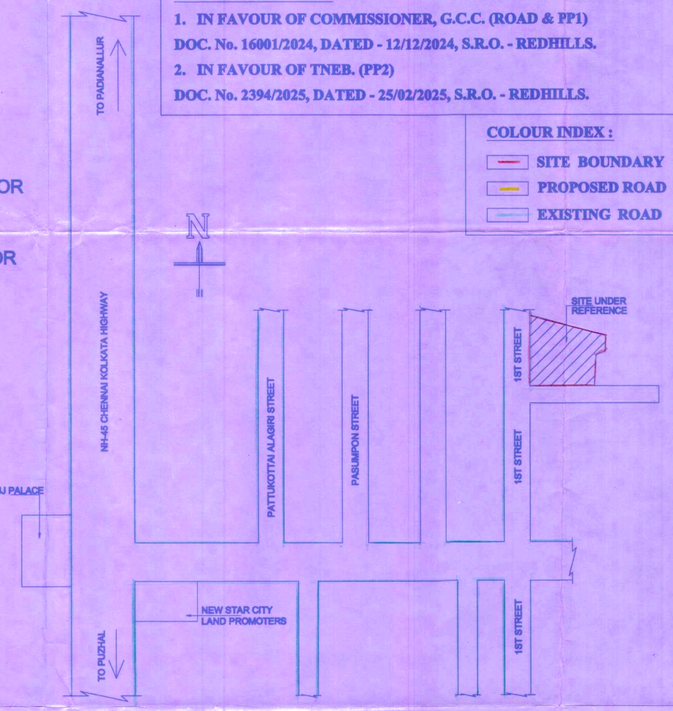
REFERENCE:-

GIFT DEED DETAILS:

1. **IN FAVOUR OF COMMISSIONER, G.C.C. (ROAD & PP1)**
DOC. No. 16001/2024, DATED - 12/12/2024, S.R.O. - REDHILLS.
2. **IN FAVOUR OF TNEB. (PP2)**
DOC. No. 2394/2025, DATED - 25/02/2025, S.R.O. - REDHILLS.

COLOUR INDEX :

- SITE BOUNDARY
- PROPOSED ROAD
- EXISTING ROAD



KEY PLAN
(not to scale)

PLOT No.	AREA IN SQ.M
1	140.75
2	101.33
3	102.18
4	102.83
5	103.47
6	104.12
7	104.77
8	103.47
9	103.24
10	101.66
11	81.60
12	81.60
13	81.60
14	81.60
15	81.60
16	81.60
17	97.32
18	119.81
19	120.60
20	103.14
21	108.00
22	107.86
23	92.56
24	77.58
25	62.28
26	85.26
PP1 FOR G.C.C.	16.48
PP2 FOR TNEB	13.64

SIGNATURE OF OWNER

For SHREE KALPAVRIKSH REALTI LLP
Designated Partner

LICENSED SURVEYOR

N. GOPINATHAN
Consulting Civil Engineer
Licensed Surveyor /Class-II
Cmda RE/GR/III/1999/026
GCC/RE/S003e/2024
17/D.R.R.Peram 1st Street, Chennai-600 024
Mobile: +91 9444139319
E-mail:ngn.gopinath@gmail.com

GREATER CHENNAI CORPORATION.

LAYOUT OF HOUSE SITES IN Plot No. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25 & 26, JOTHI NAGAR SURVEY Nos: 408/2B2 & 409/1A2A2 OF PUZHAL VILLAGE, MADHAVARAM TALUK, CHENNAI DISTRICT. DIVISION - 22, ZONE - 3.

SCALE - 1:200 (ALL MEASUREMENTS ARE IN METER)

பெருநகர சென்னை மாநகராட்சி பணித்துறை
திட்ட அனுமதி எண் :SDLWDCNo3/0615/2024
(மனைப்பிரிவு)
நாள்.24/07/2025 வார்டு NO22 (M to NO2)
ஒப்பளிக்கப்பட்டது
24/7/25
உ.செ.பொ. ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 12/08/2024
No3/0615/202
செ.பெ.சென்னை மா.ஆ. பணித்துறை

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

பெருநகர சென்னை மாநகராட்சி
1
மதுதாரர் நகல்
பணித்துறை

Layout Approved vide no
LAI WDCNo3/ 0016/2025
Dt: 24/07/2025

24/7/25
AEE

24/07/25
For Commissioner

NOTE:
1 The Road Portion Earmarked has been Gifted to GCC vide Document No: 16001/2024 dated 12.12.2024
2 The public purpose Land for GCC has been Gifted vide Document No: 16001/2024 dated 12.12.2024
3 Splay of 1.5 m provided at the intersection of Road.
4 The Road Gifted Shall be Takeover as per the provisions in the G.O. No.181, dated 09.12.2020 & G.O. (Ms). No.141 dated 16.07.2022 Housing and Urban Development Department.

For SHREE KALPARUKSH REALTY LLP
Designated Partner