

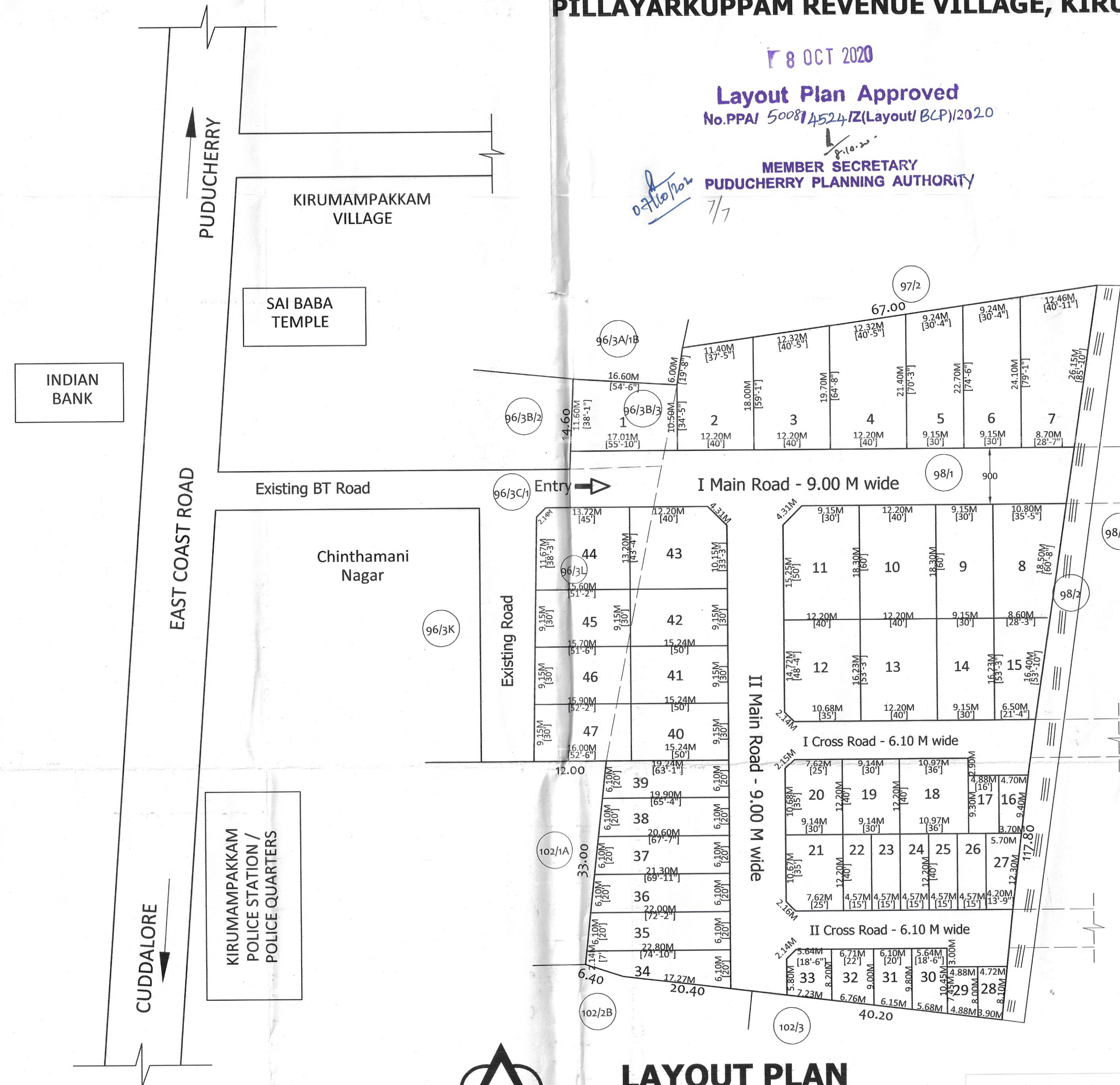
PROPOSED RESIDENTIAL LAYOUT "CHENTHUR GARDEN" AT R.S. Nos. 96/3B/3, 96/3L & 98/1,
PILLAYARKUPPAM REVENUE VILLAGE, KIRUMAMPAKKAM, BAHOUR COMMUNE PANCHAYAT, PUDUCHERRY.

8 OCT 2020

Layout Plan Approved
No.PPAI 50081452412(Layout BCP)/2020

MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY

07/10/2020
7/7

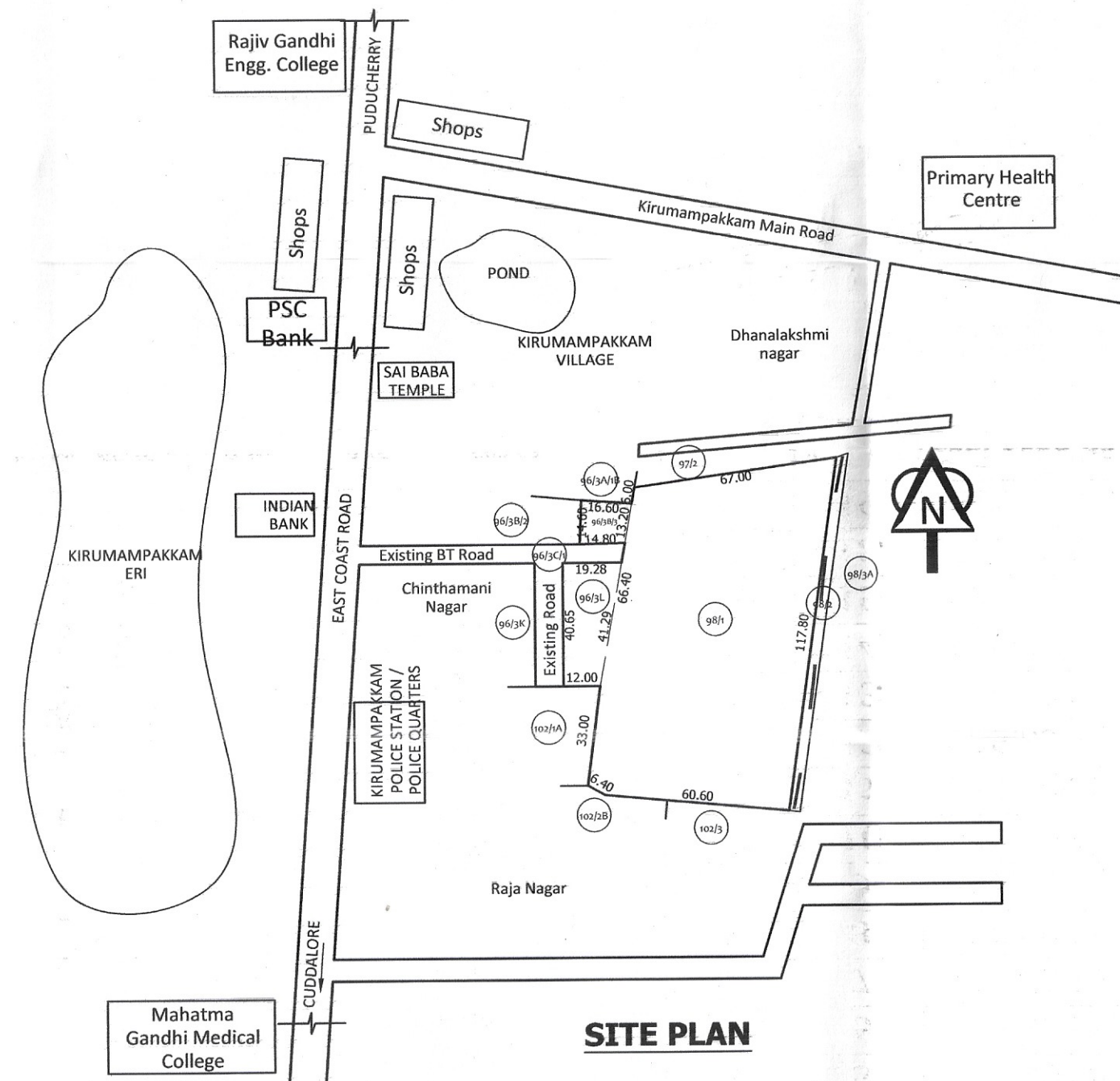


LAYOUT PLAN

LAND DETAILS	
R.S. No.	Extent in Sq.M
96/3B/3	282.16 Sq.M.
96/3L	677.51 Sq.M.
98/1	7100 Sq.M.
Total	8059.67 Sq.M.

DETAILS OF ROAD

Road Name	SURVEY NO	NORTH	SOUTH	EAST	WEST	Area in SQM
I Main Road	96/3B/3	15.00	14.63	2.55	2.87	40.15
Corner Splay in Plot No. 44	96 / 3L					1.12
I Main Road	98/1	65.39	65.75	9.10	9.15	592.63
II Main Road	98/1	9.00	9.07	78.47	77.36	703.96
Corner Splays - 2 Nos. (Plot Nos. 11 & 43)	98/1					9.30
I Cross road	98/1	40.06	39.22	6.15	6.10	242.80
Corner Splays - 2 Nos. (Plot Nos. 12 & 20)	98/1					2.31
I Cross road - Cul De Sac portion	98/1	9.97	9.58	2.90	2.90	28.35
II Cross road	98/1	36.19	35.54	6.15	6.10	219.67
Corner Splays - 2 Nos. (Plot Nos. 21 & 33)	98/1					2.31
II Cross road - Cul De Sac portion	98/1	9.97	9.58	2.90	2.90	29.27
Total						1871.87



SITE PLAN

REGULAR PLOTS - 33 NOS.

S. No.	Plot No	Area in Sq.M.	S. No.	Plot No	Area in Sq.M.
1	1	185.60 Sq.M	18	20	110.32 Sq.M
2	2	206.80 Sq.M	19	21	110.32 Sq.M
3	3	230.72 Sq.M	20	34	106.00 Sq.M
4	4	251.98 Sq.M	21	35	136.22 Sq.M
5	5	202.93 Sq.M	22	36	132.02 Sq.M
6	6	214.90 Sq.M	23	37	127.84 Sq.M
7	7	258.65 Sq.M	24	38	123.65 Sq.M
8	8	176.80 Sq.M	25	39	123.29 Sq.M
9	9	167.40 Sq.M	26	40	139.44 Sq.M
10	10	223.20 Sq.M	27	41	139.44 Sq.M
11	11	218.60 Sq.M	28	42	139.44 Sq.M
12	12	196.83 Sq.M	29	43	196.49 Sq.M
13	13	198.00 Sq.M	30	44	201.36 Sq.M
14	14	148.47 Sq.M	31	45	142.36 Sq.M
15	15	121.92 Sq.M	32	46	143.98 Sq.M
16	18	133.79 Sq.M	33	47	145.59 Sq.M
17	19	111.50 Sq.M		-	-
Total area of Regular Plots					5465.85 Sq.M

EWS PLOTS - 14 NOS.

S. No.	Plot No	Area in Sq.M.	S. No.	Plot No	Area in Sq.M.
1	16	38.38 Sq.M	8	27	60.00 Sq.M
2	17	45.36 Sq.M	9	28	35.40 Sq.M
3	22	55.75 Sq.M	10	29	37.82 Sq.M
4	23	55.75 Sq.M	11	30	57.00 Sq.M
5	24	55.75 Sq.M	12	31	57.23 Sq.M
6	25	55.75 Sq.M	13	32	57.66 Sq.M
7	26	55.75 Sq.M	14	33	54.35 Sq.M
Total area of EWS Plots					721.95 Sq.M

Proposed		Required	
	Sq.M.	%	
Layout Area	8059.67 Sq.M		
Area under Roads	1871.87 Sq.M	23.23%	
Layout area excluding roads	6187.80 Sq.M		
Equivalent area excluding Roads after leaving 1st 3000 Sq.M.	3884.30 Sq.M		
Proposed		Required	
	Sq.M.	%	Sq.M.
Equivalent Communal and Recreational space required @ 10% (OSR Area)	0	0%	388.43
EWS / LIG	721.95 Sq.M.	11.67%	618.78
			Atleast 10% of 6187.8 Sq.M.

S.No.	Description	No. of Plots
1	Regular Plots	33
2	EWS plots	14
Total		47

Scale : 1:500 All dimensions are in Metres

Promoter

For CHENTHUR REAL AGENCY
Partner

Architect

K. AMBALAVANAN, M.Arch., A.I.A.,
Reg No. 3-1098/PPA/LIC/RA/2020
NEO DESIGN ARCHITECTS
No.159/B, Fourth Cross St. D.R. Nagar,
Kosapalayam (Po), Puducherry - 605 013.
Cell: 9442129271, 6379645967