

PROPOSED LAYOUT FOR M/S. KALYANI AVENUE.,AT R.S.NO. 74/1/A,THANAMPALAYAM VILLAGE, THAVALAKUPPAM REVENUE VILLAGE , ARIANKUPPAM COMMUNE,PUDUCHERRY.

54/4A/1A

73/2

REGULAR PLOTS AREA DETAILS :-

Plot No	Area in Sqm	Plot No	Area in Sqm
1	216.60	19	169.90
2	198.10	20	176.50
3	182.10	21	167.40
4	185.60	22	167.40
5	149.60	23	167.40
6	183.30	24	167.40
7	191.20	25	167.40
8	202.00	26	167.40
9	140.90	27	167.40
10	167.40	28	167.40
11	167.40	29	167.40
12	167.40	30	138.80
13	167.40	46	92.70
14	167.40	47	139.10
15	167.40	48	139.10
16	167.40	49	139.10
17	167.40	50	139.10
18	167.40	51	153.00
Total		5929.90	

EWS PLOTS AREA DETAILS :-

Plot No	Area in Sqm
31	51.10
32	55.50
33	55.50
34	55.50
35	55.50
36	55.50
37	55.50
38	55.50
39	55.50
40	55.50
41	55.50
42	55.50
43	46.40
44	55.50
45	55.50
Total	809.90

PLOT Nos. DETAILS:-

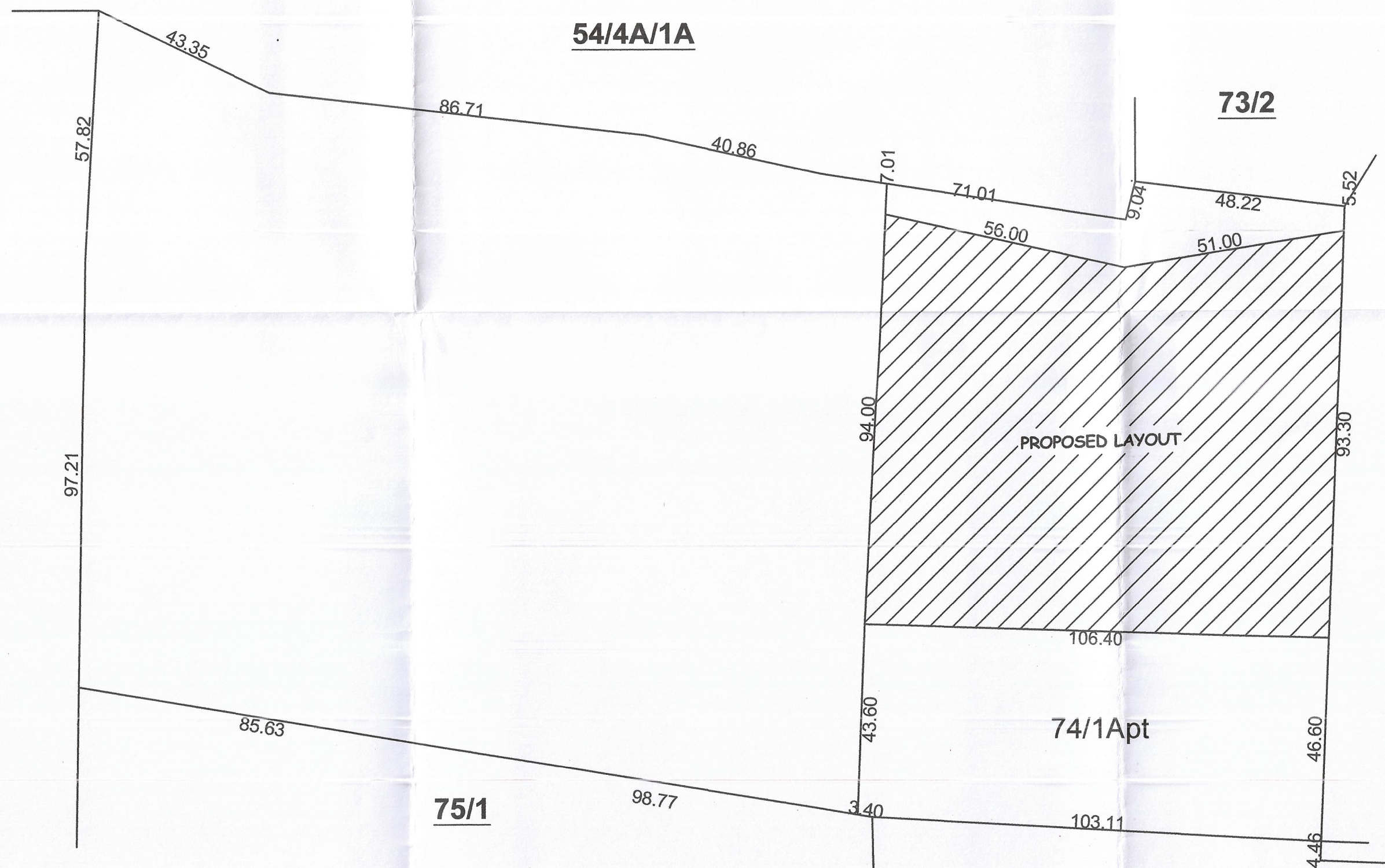
EWS Plots	-	15 Plots
Regular Plots	-	36 Plots
Total Plots	-	51 Plots

73/4A

EXTENT DETAILS :-

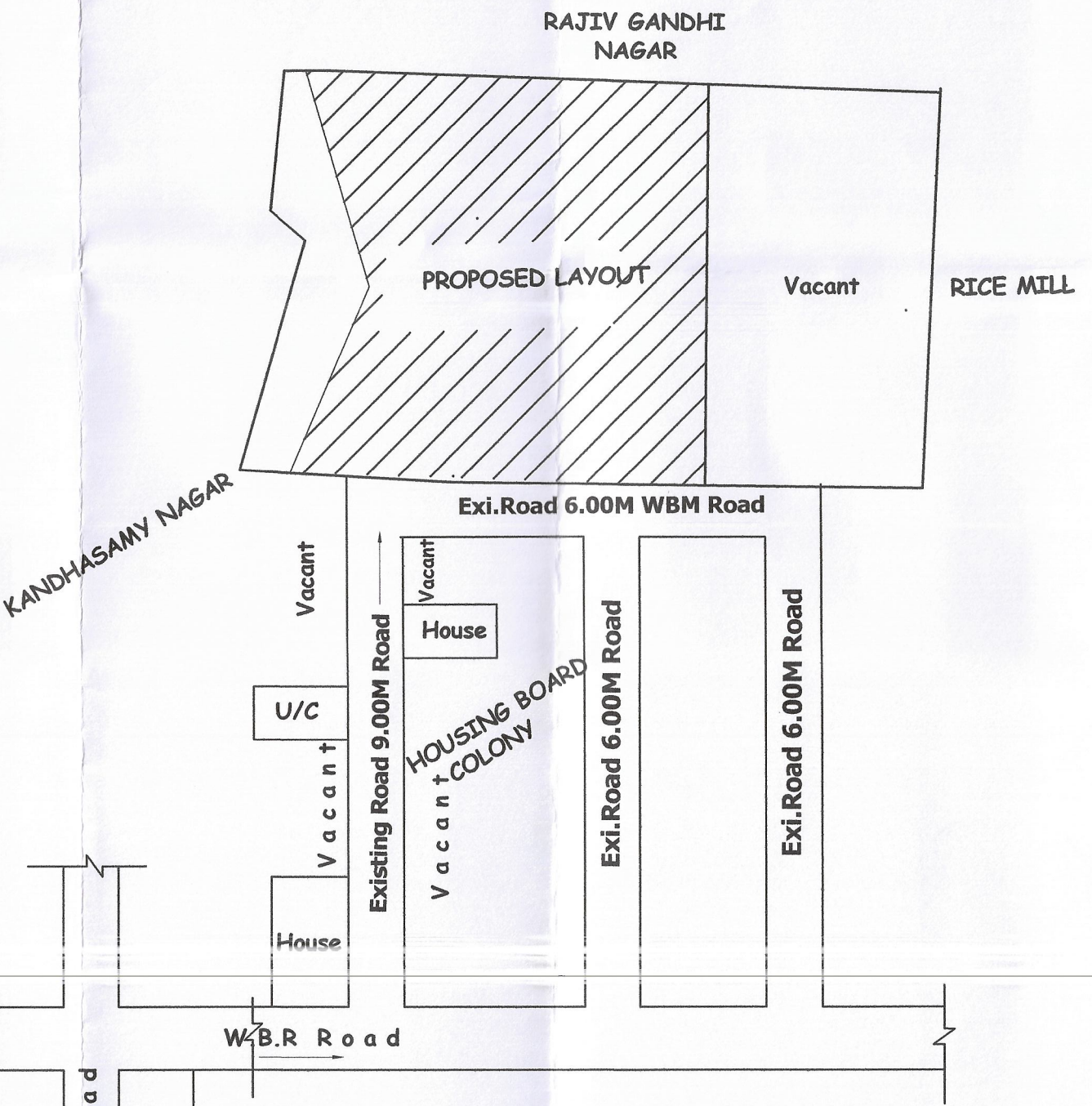
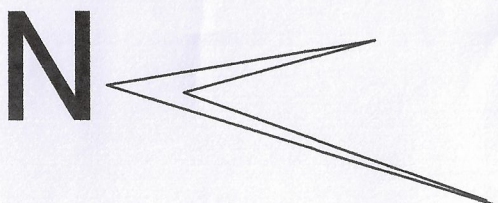
Sl.No	R.S.Nos	H-A-Ca	Sq.mt
1	74/1/A	0.00-93-88-17	9388.17
Total			9388.17

LAYOUT
SCALE- 1:50



FMB SKETCH
Scale-1:100

74/1Apt

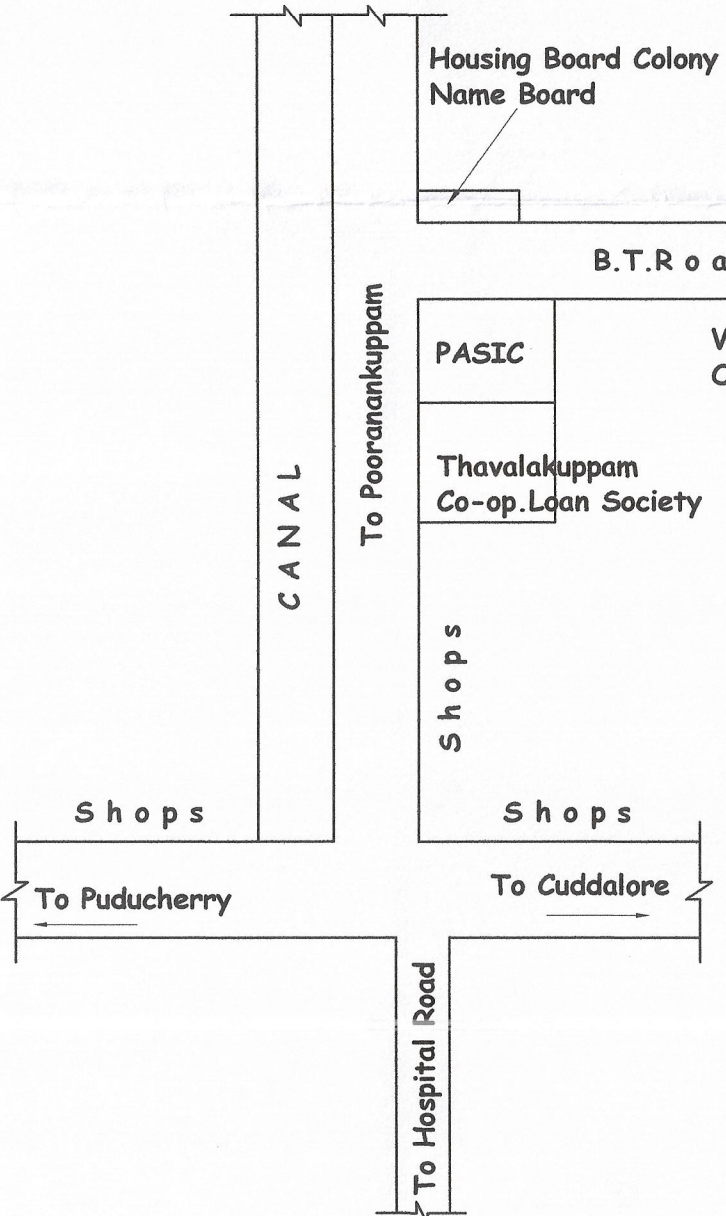


TOPO PLAN
(Scale 1:400)



ROAD DETAILS:-

Sl.No	Name Of the Road	Length	Breadth	Area Sq.mt
1	Proposed 1st Main Road 9.00m wide	105.50	9.00	949.50
2	Proposed 2nd Main Road 9.00m wide	106.15	9.00	955.35
3	Proposed Road 6.00m wide 1st Cross	36.60	6.00	219.60
4	Corner Splay 3nos - 3.00x3.00	3x1/2(3.0x3.0) =		13.50
5	Corner Splay 2nos - 1.50x1.50	2x1/2(1.5x1.5) =		2.25
		Total		2140.20



SITE PLAN (Not to Scale)

LAND USE ANALYSIS :-

Total Layout Extent	-	9388.20 sq.mt
Regular Plot Area	-	5929.90 sq.mt
E.W.S Plot Area	Required (10%)	Provided (11.17%)
	724.80 sq.mt	809.90 sq.mt
Road Area-(22.80%)	-	2140.20 sq.mt
OSR Required	Required (10%)	Provided (10.30 %)
	493.17 sq.mt	508.20 sq.mt
Total Area	-	9388.20 sq.mt

LEGENDS:-

Communal & Recreation Space	-	
Proposed Road	-	
Existing Commune Road	-	
Boundary Line	-	
Canal	-	
Railway Boundary Line	-	
Railway Buffer Area	-	

Note: All Dimensions are in Meter
(Unless and otherwise mentioned)

OWNER :-

REGISTERED ARCHITECT :-

V. NARAYANAMOUNTY, B.Arch
REGISTERED ARCHITECT
CA/53/15894
P.P.A.REGD.No.3-169/33.PPA

APPROVING AUTHORITY

18 JUL 2022
Layout Plan Approved
No.PPA/1089/73/2(Z/Layout/ACP)/2020-22
MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY