

PROPOSED RESIDENTIAL LAYOUT "CHENTHUR GARDEN" AT R.S. Nos. 165/4Pt, MANAPET REVENUE VILLAGE, BAHOUR COMMUNE PANCHAYAT, PUDUCHERRY.

DETAILS OF ROAD

Road Name	NORTH	SOUTH	EAST	WEST	Area
I Main Road	2.90	2.90	31.90	31.90	92.51 Sq.M
I Cross road	120.72	120.45	9.10	9.10	1097.32 Sq.M
I Cross Road - Additional portion					22.70 Sq.M
Corner Splays - 1 Nos. (Plot Nos. 34)					4.47 Sq.M
Corner Splays - 1 Nos. (Plot Nos. 1)					3.96 Sq.M
II Cross road (incl. Cul De Sac portion)	6.10	6.10	20.60	21.18	127.43 Sq.M
	3.05	3.05	9.60	9.60	29.28 Sq.M
Corner Splays - 2 Nos. (Plot Nos. 14&21)					4.50 Sq.M
Total					1382.17 Sq.M

DETAILS OF PARK

DESCRIPTION	NORTH	SOUTH	EAST	WEST	Area
PARK / OSR	13.80	11.27	22.80	22.80	285.79 Sq.M
Total					285.79 Sq.M

Layout Plan Approved,
No.PPA/ 387 / 462 / 2 (Layout / SB) / 8 / 2022-24

MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY

POND

Shops

Shops

Kannikoil Road

CUDALORE

Manapet Road

PATCHAI
VAZHIAMMAN
TEMPLE



SITE PLAN

	Proposed	
	Sq.M.	%
Layout Area	6299.60 Sq.M	
Area under Roads	1382.17 Sq.M	21.94%
Layout area excluding road:	4917.43 Sq.M	
Equivalent area excluding Roads after leaving 1st 3000 Sq.M.	2575.63 Sq.M	
1st 3000 Sq.M. Of Layout area	Balance 3299.6 Sq.M.	
	3000.00 Sq.M	3299.60 Sq.M
Equivalent area @ 21.94%	658.20 Sq.M	723.97 Sq.M
Equivalent layout area excluding roads	2341.80 Sq.M	2575.63 Sq.M
	Proposed area in Sq.M. (%)	Required area in Sq.M. (%)
EWS / LIG (@ 10% Layout area excluding roads)	502.31 (10.21%)	491.743 (Atleast 10% of 4917.43 Sq.M.)
Equivalent Communal and Recreational space required @ 10% (OSR Area required)	285.79 (11.1%)	257.563 (Atleast 10% of 2575.63 Sq.M.)
Regular Plot	4129.33	

LAND DETAILS

R.S. No. 165/4pt - Manapet Revenue Village

Land Area as per Document / Patta	7116.00 Sq.M.
Area of Layout promoted	6299.60 Sq.M.

Scale : 1:500

All dimensions are in Metres

Promoter

V.SELVARAJ P/A of M.I.S.LATCHUMY
2.S. KANNAN

Architect

K. BALAVIMAL, B.ARCH.,
REGISTERED ARCHITECT
3-1306/PPA/LIC/RA/2022
D.No.15, 4th Cross, Sathya Nagar,
Puducherry - 605 013.
Mobile : 88703 81752

AREA DETAILS

REGULAR PLOTS - 24 NOS.

S. No.	Plot No	Area in Sq.M.	S. No.	Plot No	Area in Sq.M.
1	2	215.74 Sq.M	13	23	208.62 Sq.M
2	3	206.79 Sq.M	14	24	139.08 Sq.M
3	4	204.96 Sq.M	15	25	139.08 Sq.M
4	5	135.73 Sq.M	16	26	208.62 Sq.M
5	6	134.69 Sq.M	17	27	208.62 Sq.M
6	7	200.11 Sq.M	18	28	208.62 Sq.M
7	8	198.42 Sq.M	19	29	208.62 Sq.M
8	9	131.33 Sq.M	20	30	139.08 Sq.M
9	10	130.60 Sq.M	21	31	139.08 Sq.M
10	11	129.87 Sq.M	22	32	208.62 Sq.M
11	21	139.08 Sq.M	23	33	165.44 Sq.M
12	22	208.62 Sq.M	24	34	119.91 Sq.M
Total area of Regular Plots					4129.33 Sq.M

EWS PLOTS - 10 NOS.

S. No.	Plot No	Area in Sq.M.	S. No.	Plot No	Area in Sq.M.
1	1	59.86 Sq.M	6	16	56.85 Sq.M
2	12	44.47 Sq.M	7	17	41.06 Sq.M
3	13	43.35 Sq.M	8	18	36.66 Sq.M
4	14	55.75 Sq.M	9	19	53.43 Sq.M
5	15	55.75 Sq.M	10	20	55.14 Sq.M
Total area of EWS Plots					502.31 Sq.M
Total Area of Plot (Regular + EWS)					4631.64 Sq.M

S.No.	Description	No. of Plots
1	Regular Plots	24
2	EWS plots	10
Total		34

LAYOUT PLAN



Existing Pathway-6.10 M wide

Proposed Road (Extn-2.90 M wide)

Entry

115.00 M

MANAPET ROAD

I Cross Road - 9.10 M wide

165/4pt

108.0

1.2 M

Left out portion

1.10 M

52.7

PARK

166/1

165/5

165/1

165/2

165/3