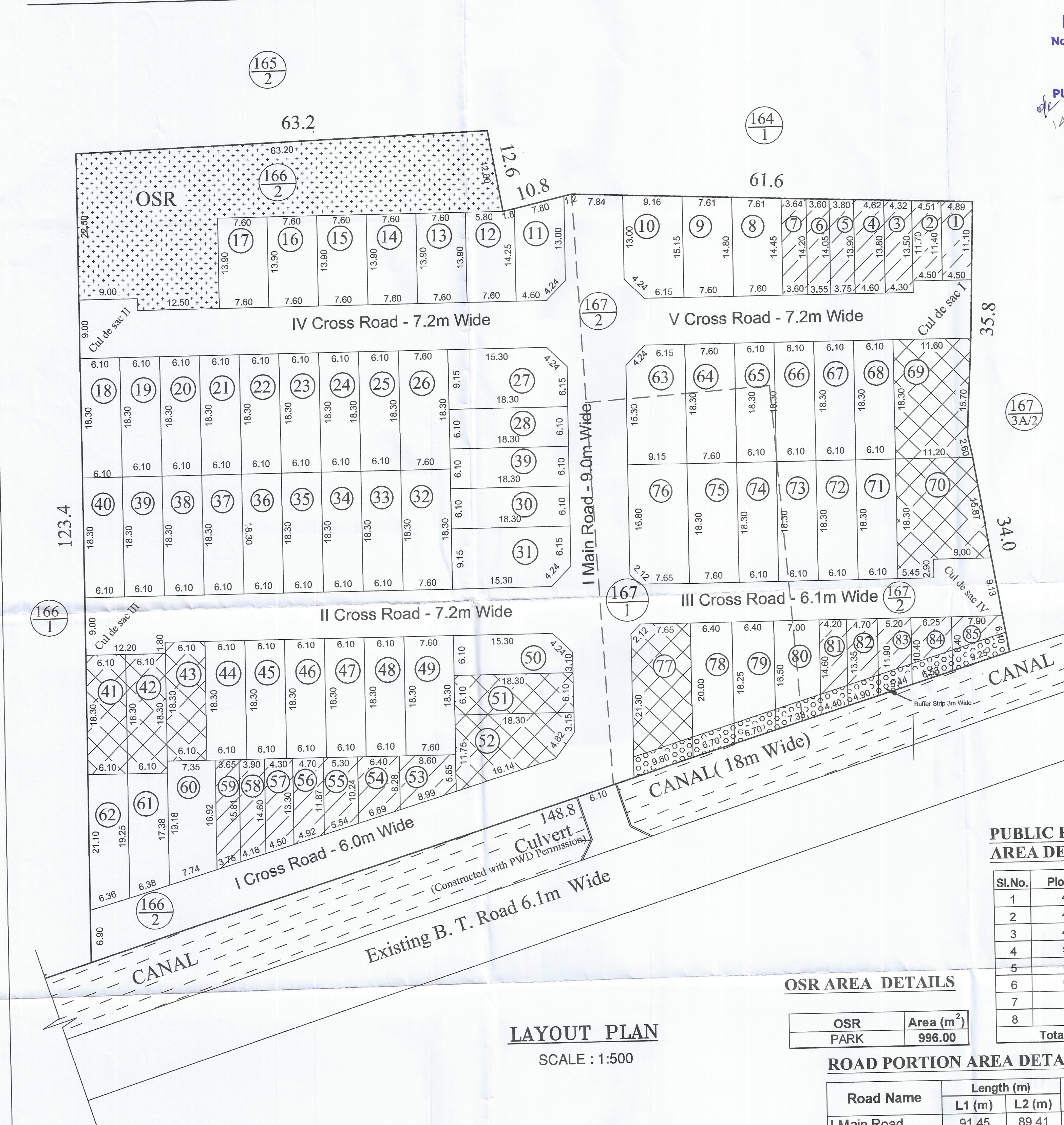


PROPOSED RESIDENTIAL LAYOUT IN THE NAME OF " J. P. GARDEN " AT, R. S. No. 166/2, 167/1, 167/2, URUVAIYARU, MANGALAM REVENUE VILLAGE, VILLIANUR COMMUNE , PUDUCHERRY.



LAYOUT PLAN SCALE : 1:500

EXTEND DETAILS (as per Document No. 765, dated. 10-01-2025)

R.S.No.	EXTENT			Area (m ²)
	H	A	Ca	
166/2	00	85	00	8500
167/1	00	15	00	1500
167/2	00	31	50	3150
Total	01	31	50	13150

LEGEND

- SITE BOUNDARY
- REGULAR PLOTS
- EWS PLOTS
- PUBLIC RESERVE PLOTS
- PROPOSED ROAD
- CANAL
- F- LINE
- OSR
- BUFFER STRIP

21 NOV 2025
Layout Plan Approved
No.PPA/377/56/12/Layout/28/Nov/2025
MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY

The Latitude Longitude of the Layout Site is: 11.889002, 79.742485

PLOT AREA DETAILS

Plot Number	Area (Each m ²)	EWS Plots		Regular Plot	
		Nos.	Area (m ²)	Nos.	Area (m ²)
1	52.82	1	52.82		
2	51.98	1	51.98		
3	58.70	1	58.70		
4	59.21	1	59.21		
5	52.13	1	52.13		
6	50.14	1	50.14		
7	51.57	1	51.57		
8	111.15			1	111.15
9	125.42			1	125.42
10	138.01			1	138.01
11	110.45			1	110.45
12	106.97			1	106.97
13 to 17	105.64			5	528.20
18 to 25	111.63			8	893.04
26	139.08			1	139.08
27	162.95			1	162.95
28 to 30	111.63			3	334.89
31	162.95			1	162.95
32	139.08			1	139.08
32 to 48	111.63			16	1786.08
49	139.08			1	139.08
50	107.13			1	107.13
51	111.63			1	111.63
52	159.29			1	159.29
53	59.90	1	59.90		
54	59.26	1	59.26		
55	58.59	1	58.59		
56	59.15	1	59.15		
57	59.99	1	59.99		
58	59.30	1	59.30		
59	59.73	1	59.73		
60	132.67			1	132.67
61	111.72			1	111.72
62	123.07			1	123.07
63	162.95			1	162.95
64	139.08			1	139.08
65 to 68	111.63			4	446.52
69	111.12			1	111.12
70	116.14			1	116.14
71 to 74	111.63			4	446.52
75	139.08			1	139.08
76	146.82			1	146.82
77	194.68			1	194.68
78	122.40			1	122.40
79	111.20			1	111.20
80	108.85			1	108.85
81	58.70	1	58.70		
82	59.34	1	59.34		
83	57.98	1	57.98		
84	58.75	1	58.75		
85	58.46	1	58.46		
Total		19	1085.68	66	7868.19

PUBLIC RESERVE PLOT AREA DETAILS

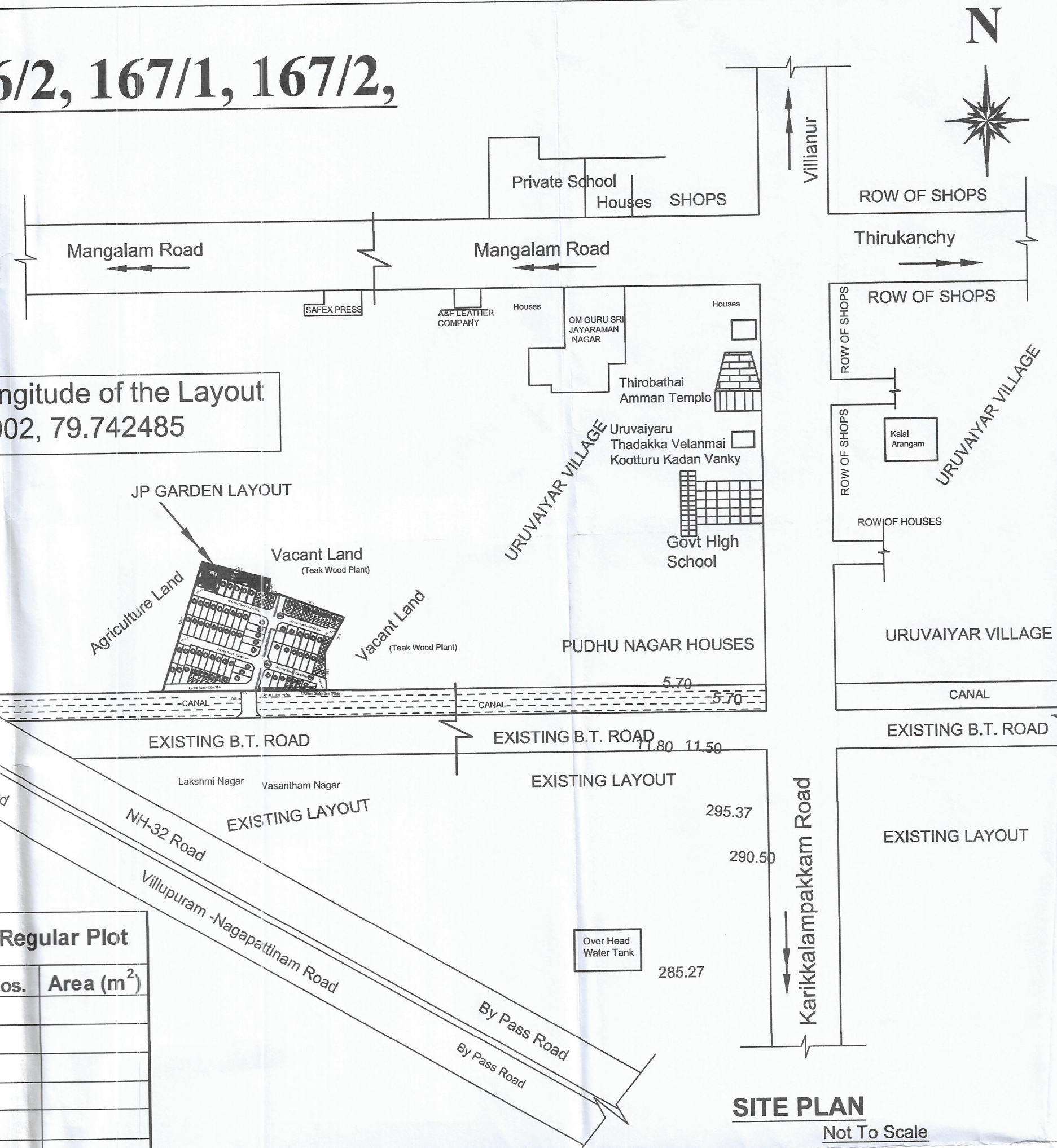
Sl.No.	Plot No.	Area (m ²)
1	41	111.63
2	42	111.63
3	43	111.63
4	51	111.63
5	52	159.29
6	69	111.12
7	70	116.14
8	77	185.00
Total		1018.06

OSR AREA DETAILS

OSR	Area (m ²)
PARK	996.00

ROAD PORTION AREA DETAILS

Road Name	Length (m)		Width (m)	Area (m ²)
	L1 (m)	L2 (m)		
I Main Road	91.45	89.41	9.00	813.87
I Cross Road	78.20	78.83	6.00	471.09
II Cross Road	62.50	62.50	7.20	450.00
III Cross Road	46.60	48.20	6.10	289.14
IV Cross Road	65.70	65.70	7.20	473.04
V Cross Road	44.15	43.75	7.20	316.44
Cul de Sac -I, II, IV	9.00	9.00	3 No.s	243.00
Cul de Sac -III	12.20	9.00	1 No.	109.30
Corner Splay	2 Nos. of (1.5m X 1.50m)			2.26
Corner Splay	7 Nos of (3.0m X 3.0m)			31.50
Total				3200.13



Area Details	No. of Plots	Area (m ²)
TOTAL LAYOUT AREA		13150.00
ROAD PORTION AREA		3200.13
OSR PROVIDED		996.00
TOTAL PLOT	85	8953.87
REGULAR PLOT	66	7868.19
E.W.S. PLOT	19	1085.68
TOTAL LAYOUT AREA (Exclude Road)		9949.87
	REQUIRED	PROVIDED
E.W.S PLOT REQUIRED (10%)	994.99	1085.68
OSR REQUIRED (10%)	994.99	996.00
PLOTS RESERVED FOR PUBLIC (10%)	994.99	1018.06

1. JAYAPERUMAL
2. VELAVAN
OWNER

R. KANUNNATHY, M.E., M.Tech.,
M.P. (Urban Planning) - P.T.
REGISTERED TOWN PLANNER
(No. 34-1231P/PA/UR/TP/2022)
No. 47, First Cross, Villianur Nagar,
Kankalambakkam, Chennai - 600092

TOWN PLANNER
APPROVING AUTHORITY

ALL DIMENSIONS ARE IN METER