



செங்கல்பட்டு மாவட்ட அரசிதழ்

சிறப்பு வெளியீடு

ஆணையின்படி வெளியிடப்பட்டது

132C

செங்கல்பட்டு, ஜனவரி 9, 2025
மார்கழி 25, குரோதி, திருவள்ளூர் ஆண்டு-2055

[எண்.1

மாவட்ட ஆட்சியர் அறிவிக்கை

(ந.க.எண். 2025/39/டி1, நாள். 03.01.2025)

சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம் சென்னை-600 008

அறிவிக்கை எண். MPU/LPADS/ மாடம்பாக்கம் /2024-2

பிரிவு 39-I, உட்பிரிவு (1)

(விதி 6 (1)-ன் படி)

மாடம்பாக்கம் நிலச் சேகரிப்புப் பகுதி அபிவிருத்தித் திட்டத்தின்

வரைவுத் திட்ட அறிவிப்பு

1. தமிழ்நாடு நகர் மற்றும் ஊரமைப்புச் சட்டம், 1971 (தமிழ்நாடு சட்டம் 35/1972), பிரிவு 39-I, உட்பிரிவு (1)-ல் வழங்கப்பட்ட அதிகாரத்தின்படி, சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம் மாடம்பாக்கம் நிலச் சேகரிப்புப் பகுதி அபிவிருத்தித் திட்டத்தின் வரைவுத் திட்டத்தை அறிவிக்கை எண். MPU/LPADS/ மாடம்பாக்கம் /2024-2-ன் மூலம் சம்பந்தப்பட்டவர்களுக்கு அறிவிக்கப்படுகிறது.
2. இந்த உத்தேசத் திட்டம் கீழ்க்கண்ட பரந்த நோக்கங்களைக் கொண்டது:
 - (அ) சாலை வசதிகள், உள்கட்டமைப்பு வசதிகள் மற்றும் பொதுப் பயன்பாட்டு வசதிகள் ஏதுமற்ற, ஒழுங்கற்ற வடிவங்களைக் கொண்ட நிலங்களை ஒருங்கிணைத்து, சீரான வடிவங்களைக் கொண்ட மனைகளாகப் பிரித்தல்.
 - (ஆ) அனைத்து மனைகளுக்கும் முறையான சாலை வசதி ஏற்படுத்தி பூங்கா, விளையாட்டுத் திடல், திறந்த வெளிகள், பொதுப் பயன்பாட்டு இடங்கள் போன்றவற்றை வழங்குதல்.
 - (இ) நில உரிமையாளர்களுக்கு குறைந்த பட்சம் 60 சதவிகித நிலம் மேம்படுத்தப்பட்ட, மதிப்பு கூட்டப்பட்ட மனையாக திரும்ப அளித்தல்.
3. வரைவுத் திட்டம் குறித்த கீழ்க்கண்ட விவரங்கள் இவ்வறிக்கையுடன் இணைக்கப்பட்டுள்ளன:

இணைப்பு 1:	வரைவுத் திட்டத்தின் குறியீடு வரைபடம்
இணைப்பு 2:	மூல மனைகளைக் குறிக்கும் வரைபடம்
இணைப்பு 3:	மூல மனைகளையும் அவற்றின் எல்லைகளின் மாற்றங்களையும் குறிக்கும் வரைபடம்
இணைப்பு 4:	இறுதி மனைகளைக் குறிக்கும் வரைபடம்

- இணைப்பு 5: உள்கட்டமைப்பு வலையமைவுகளைக் காட்டும் வரைபடம்-கழிவுநீர், மழைநீர் வடிகால், குடிநீர், மின்சாரம் மற்றும் தெரு விளக்கு அமைவிடங்களைக் குறிக்கும் வரைபடங்கள்.
- இணைப்பு 6: படிவம்-B, மறுபதிவு மற்றும் தற்காலிக மதிப்பீட்டுப் பட்டியல்
- இணைப்பு 7: திட்டத்தில் மேற்கொள்ளப்படவுள்ள வேலைகளின் மதிப்பீடுகள்
- இணைப்பு 8: வேலைகள் முடிவு பெறக்கூடிய தோராய கால அளவு பட்டியல்
- இணைப்பு 9: படிவம்-C நிலச் சேகரிப்புப் பகுதி வளர்ச்சித் திட்டத்தின் மதிப்பிடப்பட்ட நிதிச் செலவு
- இணைப்பு 10: வளர்ச்சி விதிகள்

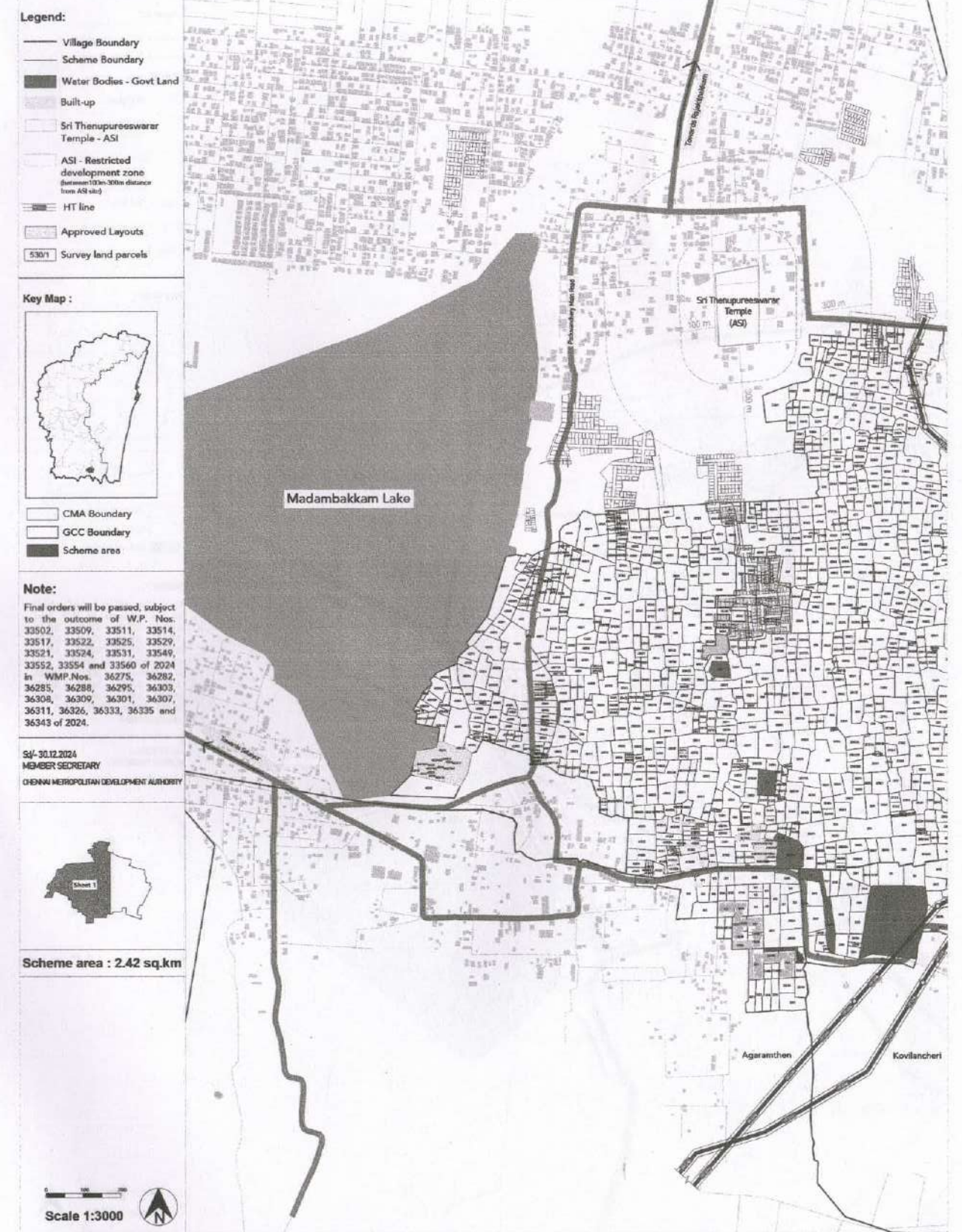
4. வரைவுத் திட்டத்தின் 1-லிருந்து 9-வரையிலான இணைப்புகளின் நகல் எண்.1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை - 600 008-ல் அமைந்துள்ள தாளமுத்து-நடராசன் மாளிகை, சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்தின் ஐந்தாவது தளம், மேற்குப் பகுதியில் அமைந்துள்ள முழுமைத் திட்டப் பிரிவில் அனைத்து அலுவலக நாட்களிலும் பிற்பகல் 3.00 மணி முதல் மாலை 5.00 வரை பார்வைக்காக வைக்கப்பட்டு உள்ளது. மேலும் இத்தகவல் சென்னைப் பெருநகர் வளர்ச்சிக் குழுமத்தின் வலைதளத்தில் (www.cmdachennai.gov.in) பதிவேற்றம் செய்யப்பட்டுள்ளது. எந்தவொரு நபரும் வரைவுத் திட்டம் வெளியிடப்பட்ட நாளிலிருந்து அறுபது நாட்களுக்குள் தனது ஆட்சேபனையை உறுப்பினர் செயலர், சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம், தாளமுத்து-நடராசன் மாளிகை, எண். 1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை - 600 008 என்ற முகவரிக்கு எழுத்துப்பூர்வமாக சமர்ப்பிக்கலாம்.

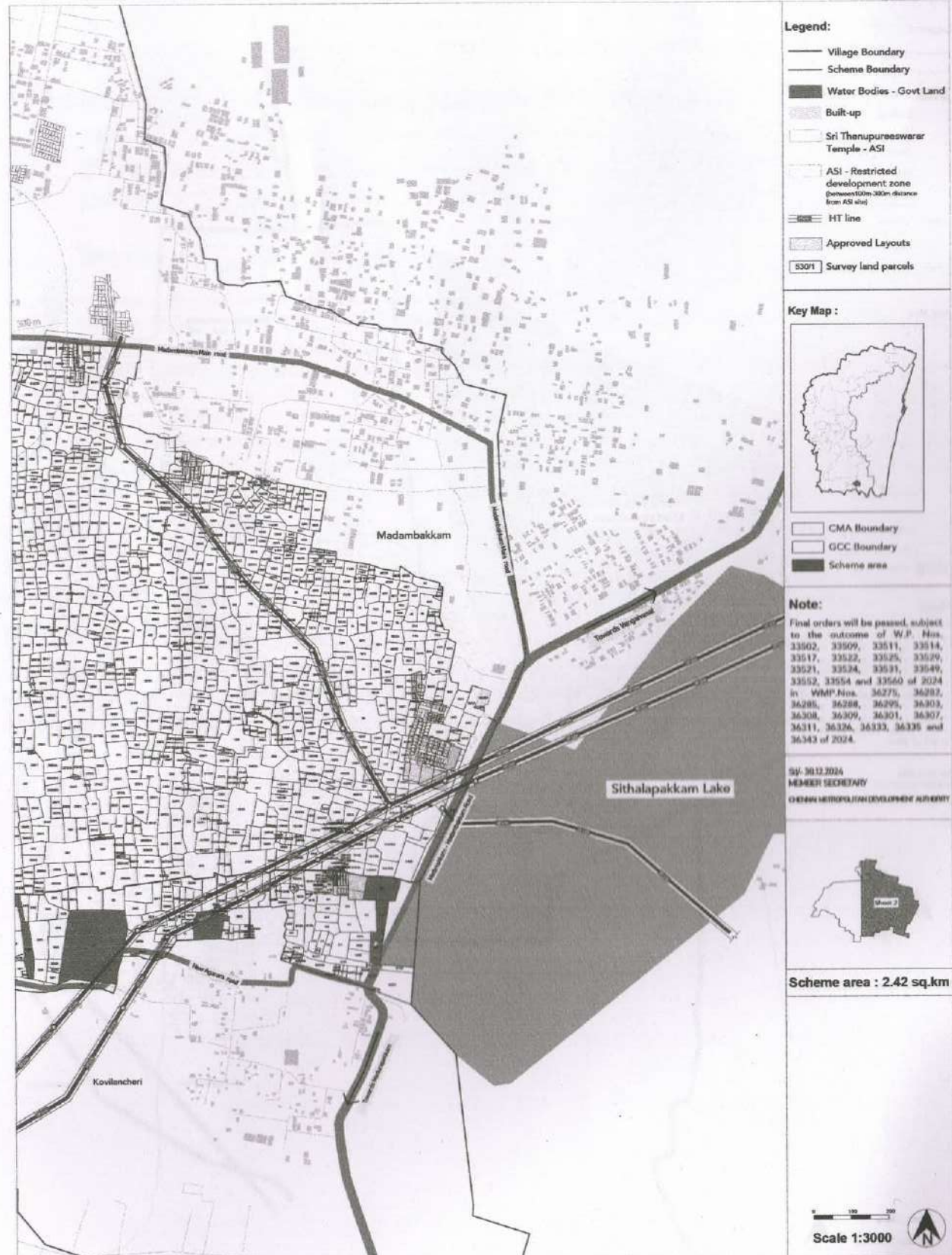
சென்னை,
2024 டிசம்பர் 30.

அன்கல் மிஸ்ரா,
உறுப்பினர் - செயலர்,
சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம்,
சென்னை - 600 008.

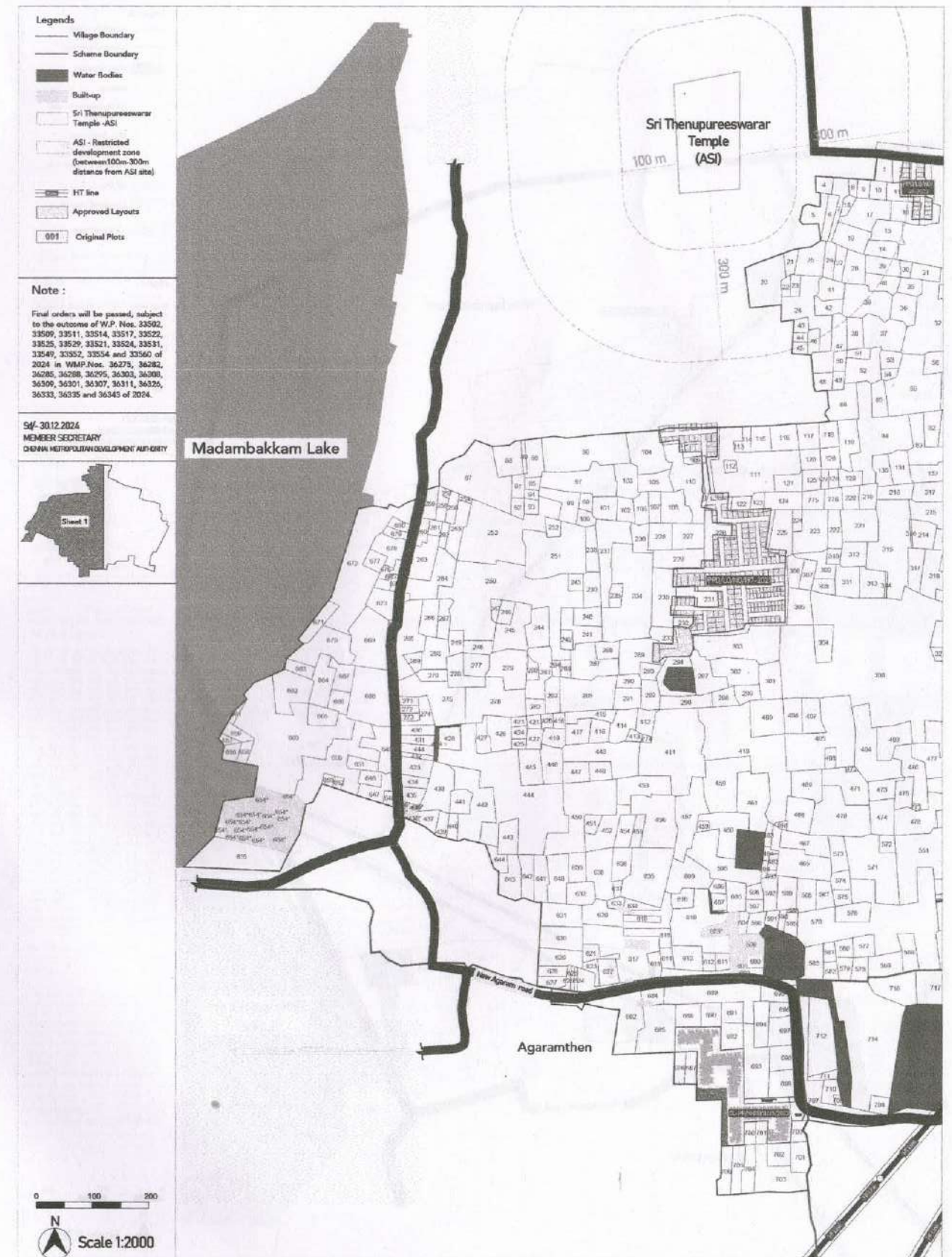
குறிப்பு:

W.P எண். 33502, 33509, 33511, 33514, 33517, 33522, 33525, 33529, 33521, 33524, 33531, 33549, 33552, 33554 மற்றும் 33560/2024, WMP.Nos. 36275, 36282, 36285, 36288, 36295, 36303, 36308, 36309, 36301, 36307, 36311, 36326, 36333, 36335 மற்றும் 36343/ 2024-யின் முடிவுக்கு உட்பட்டு இறுதி ஆணை வெளியிடப்படும்.

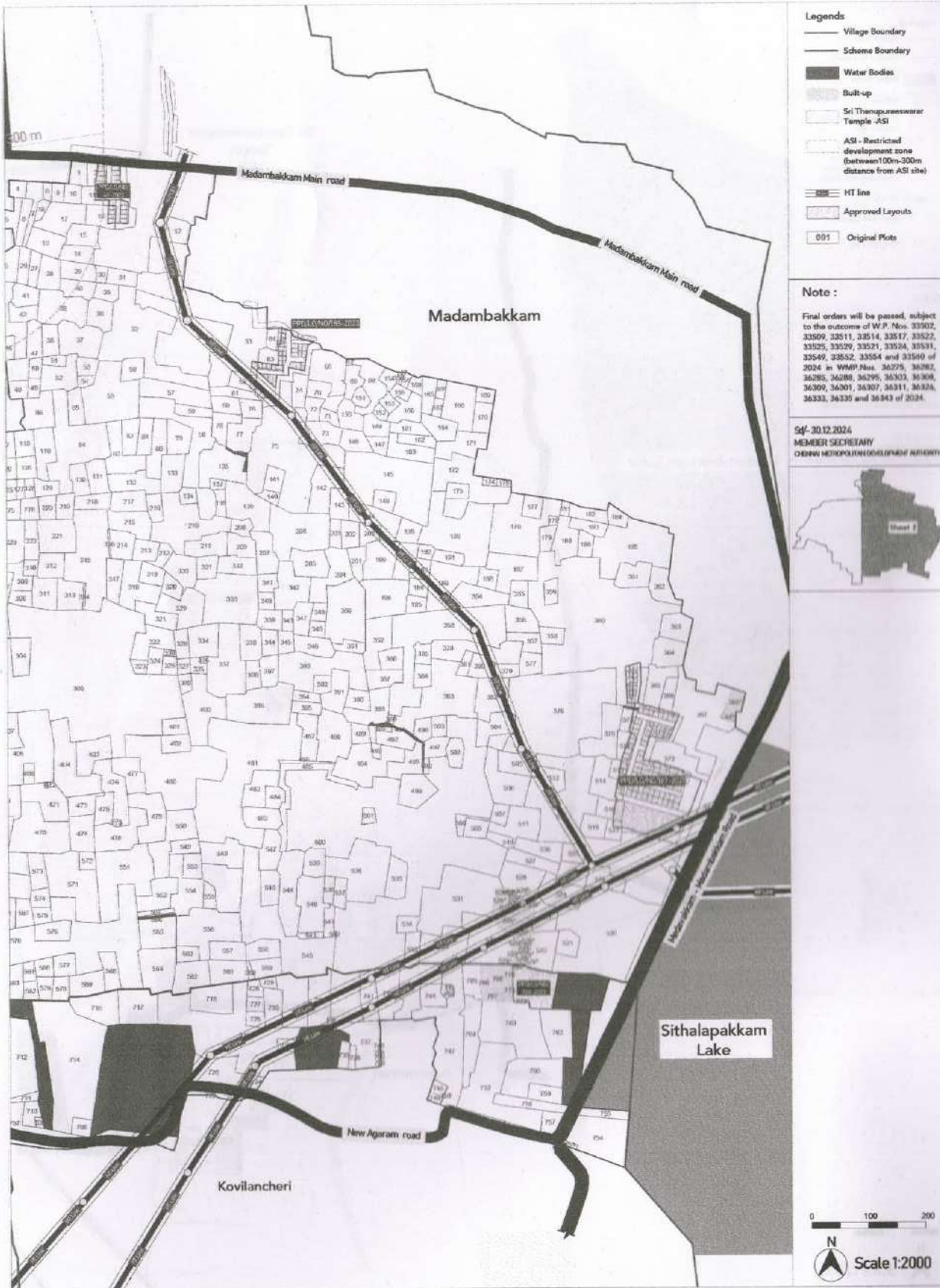




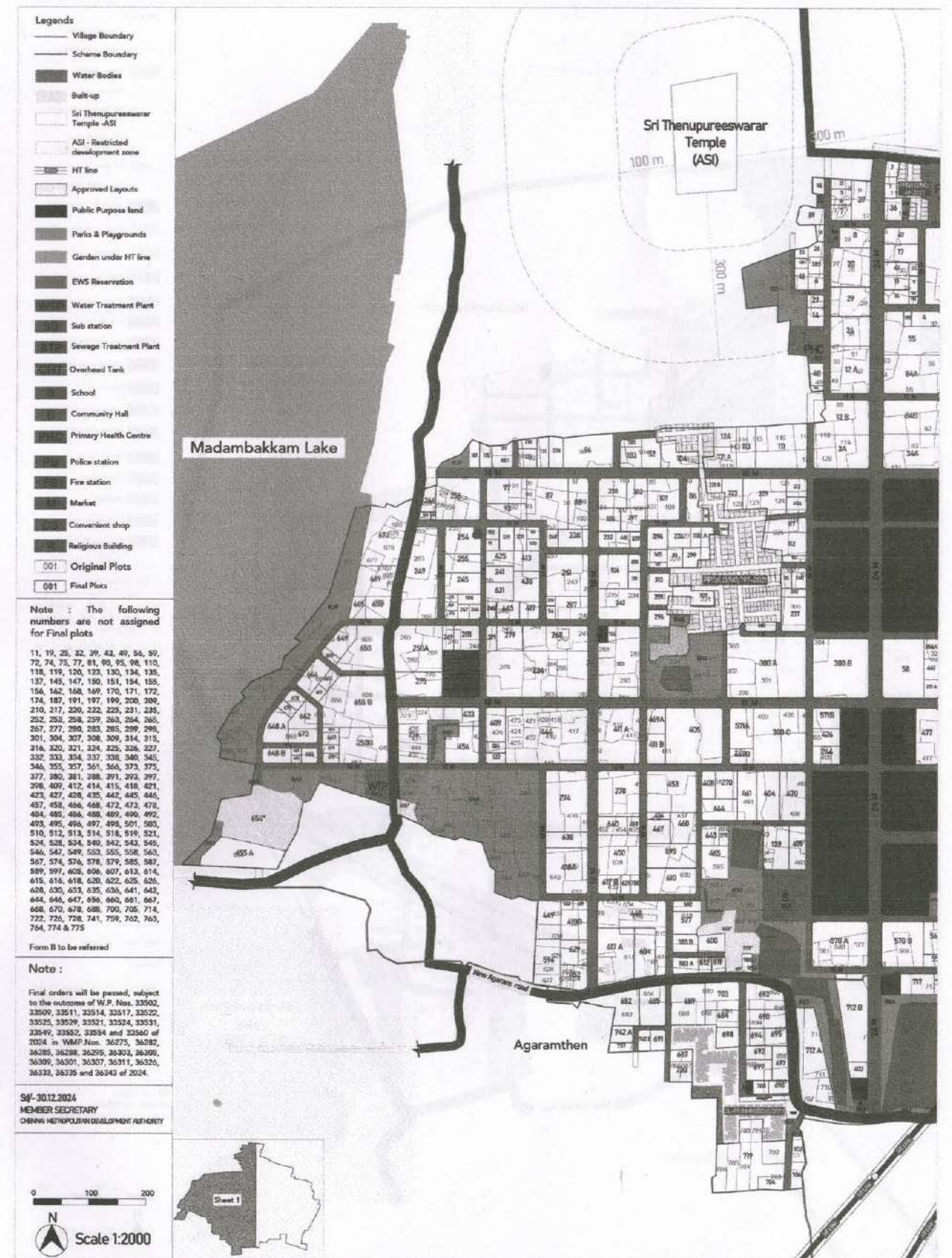
LAND POOLING AREA DEVELOPMENT SCHEME MADAMBAKKAM
ANNEXURE 1: INDEX MAP OF THE DRAFT SCHEME



LAND POOLING AREA DEVELOPMENT SCHEME - MADAMBAKKAM
ANNEXURE 2: ORIGINAL PLOT MAP

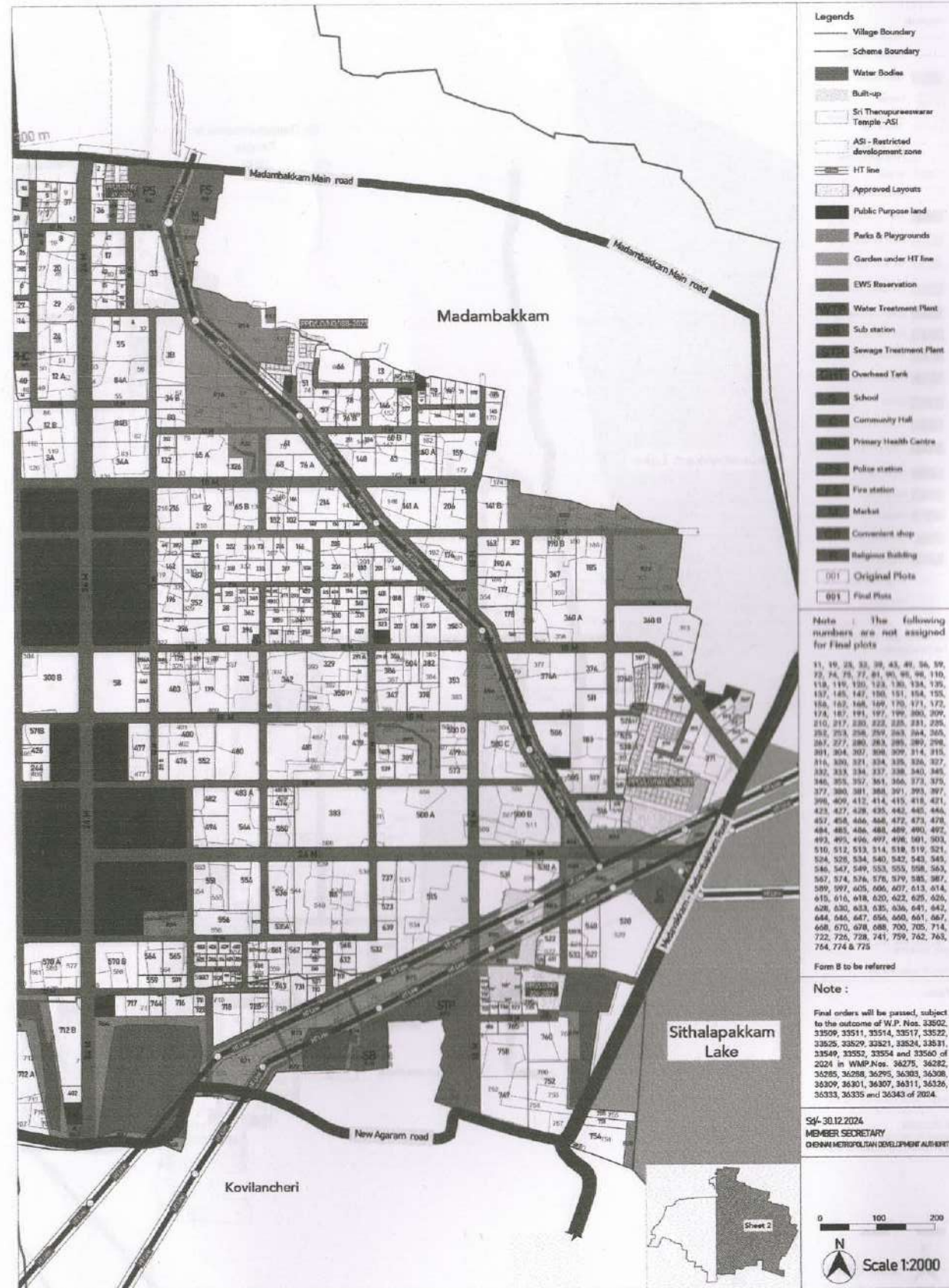


LAND POOLING AREA DEVELOPMENT SCHEME - MADAMBAKKAM
ANNEXURE 2: ORIGINAL PLOT MAP

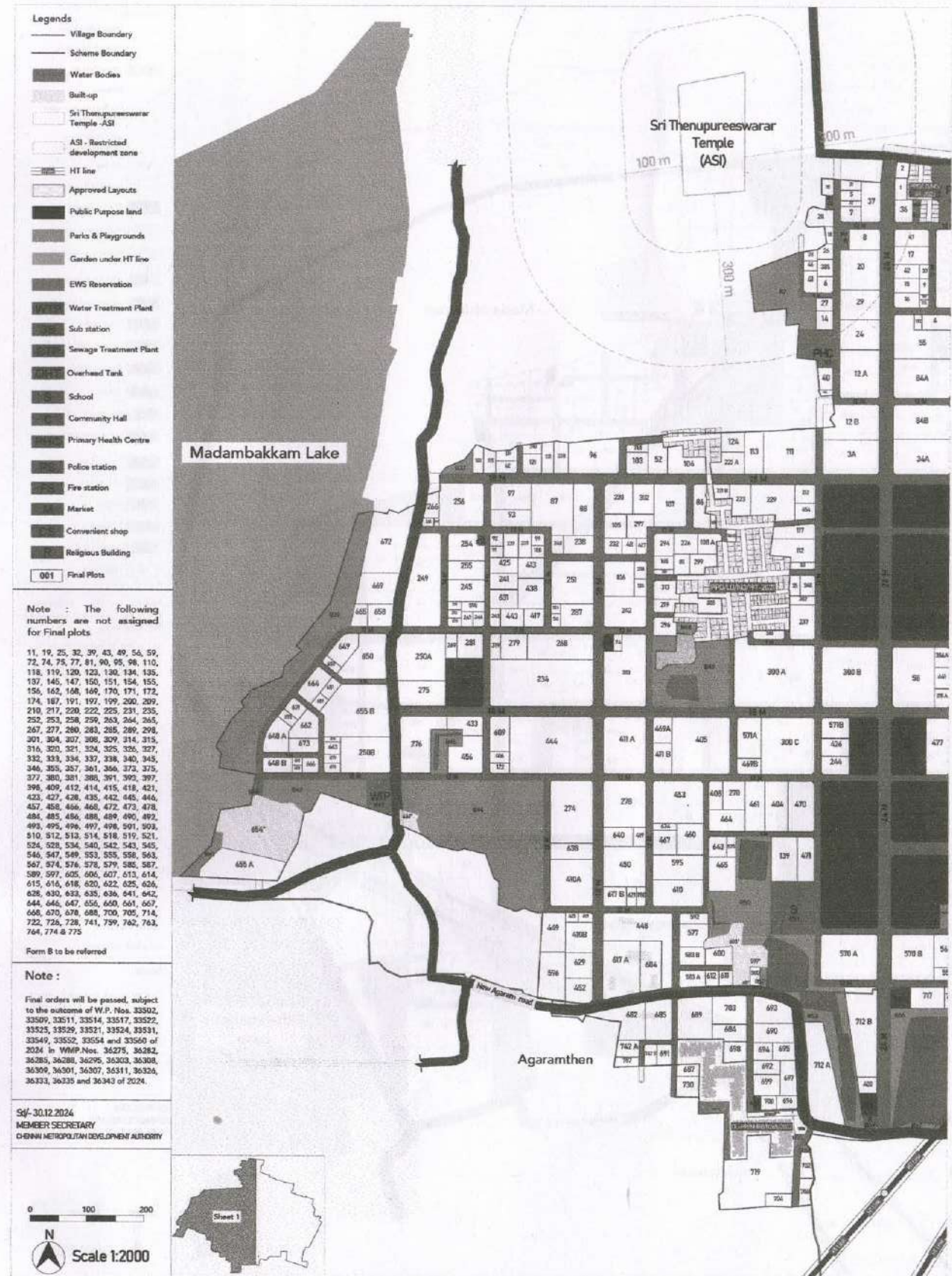


LAND POOLING AREA DEVELOPMENT SCHEME - MADAMBAKKAM
ANNEXURE 3: ORIGINAL PLOT - FINAL PLOT MAP

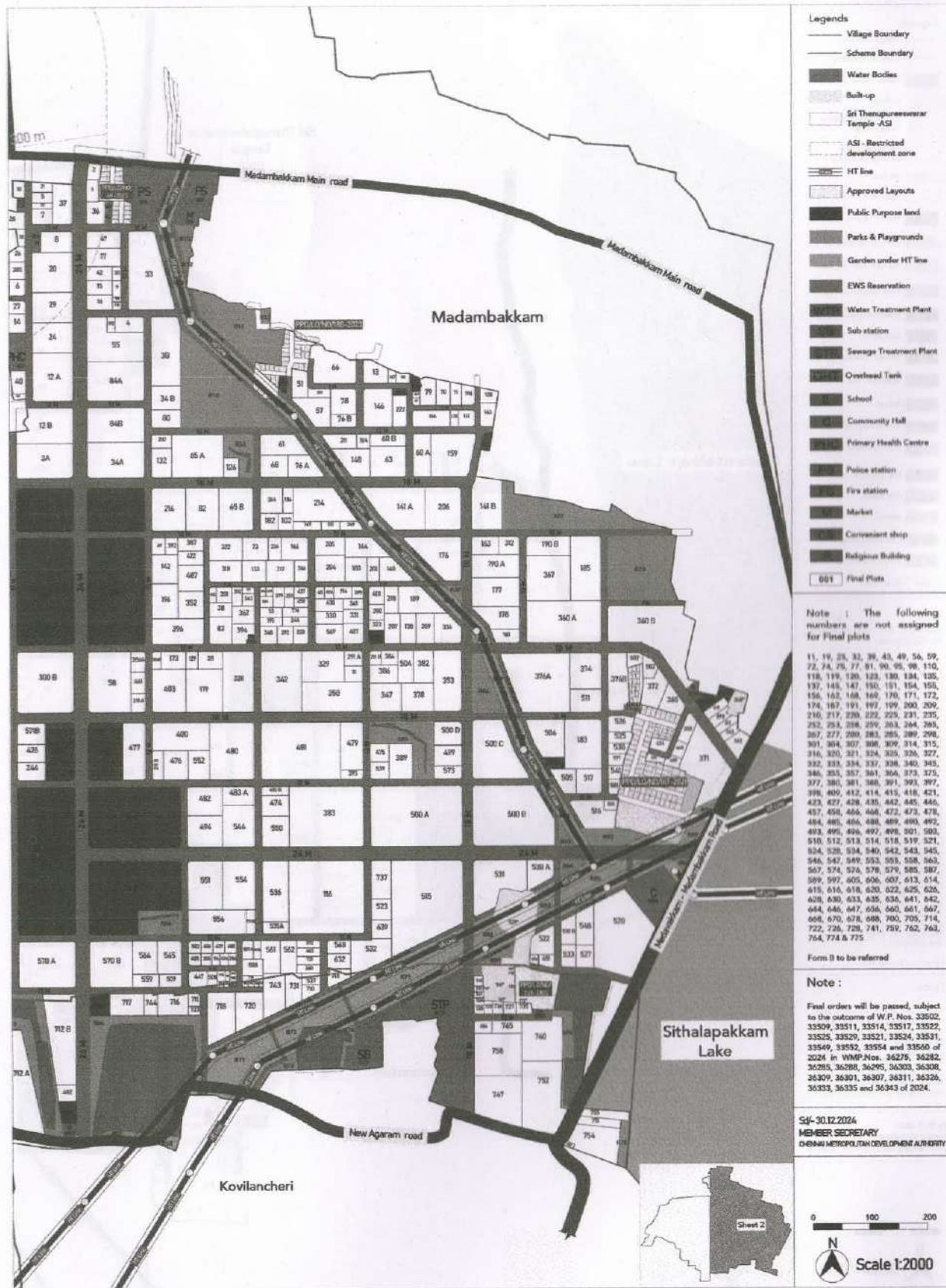




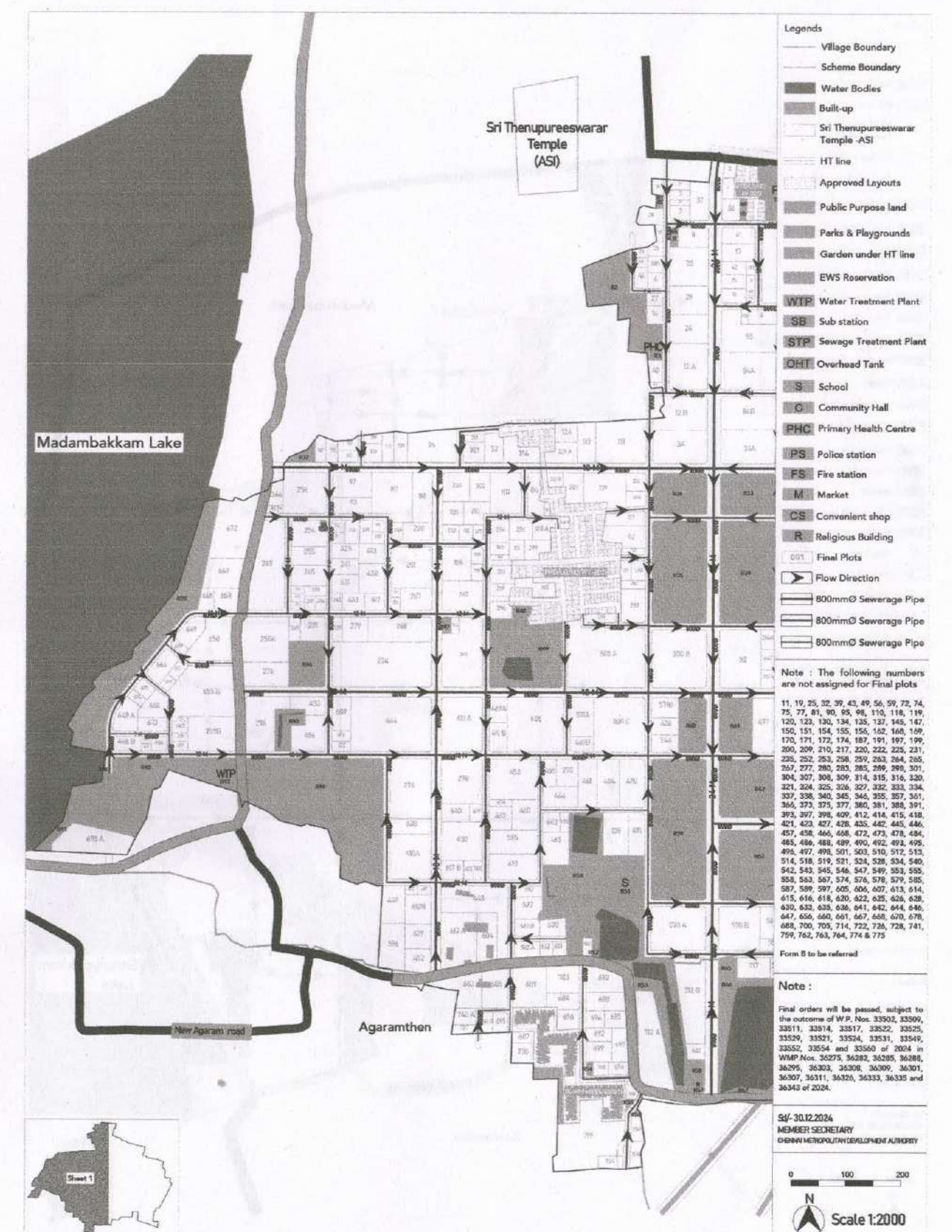
LAND POOLING AREA DEVELOPMENT SCHEME - MADAMBAKKAM ANNEXURE 3: ORIGINAL PLOT - FINAL PLOT MAP



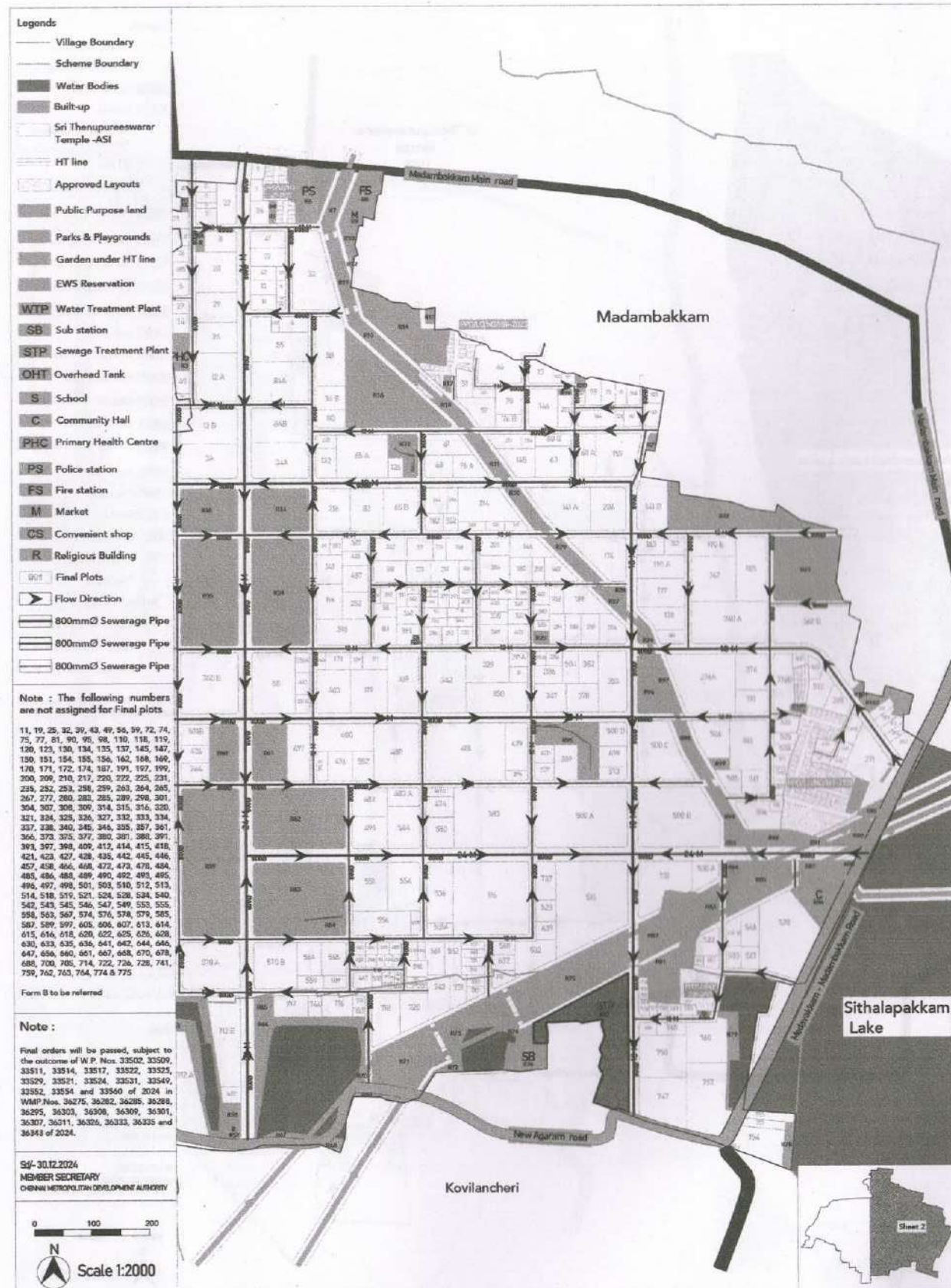
LAND POOLING AREA DEVELOPMENT SCHEME - MADAMBAKKAM ANNEXURE 4: FINAL PLOT MAP



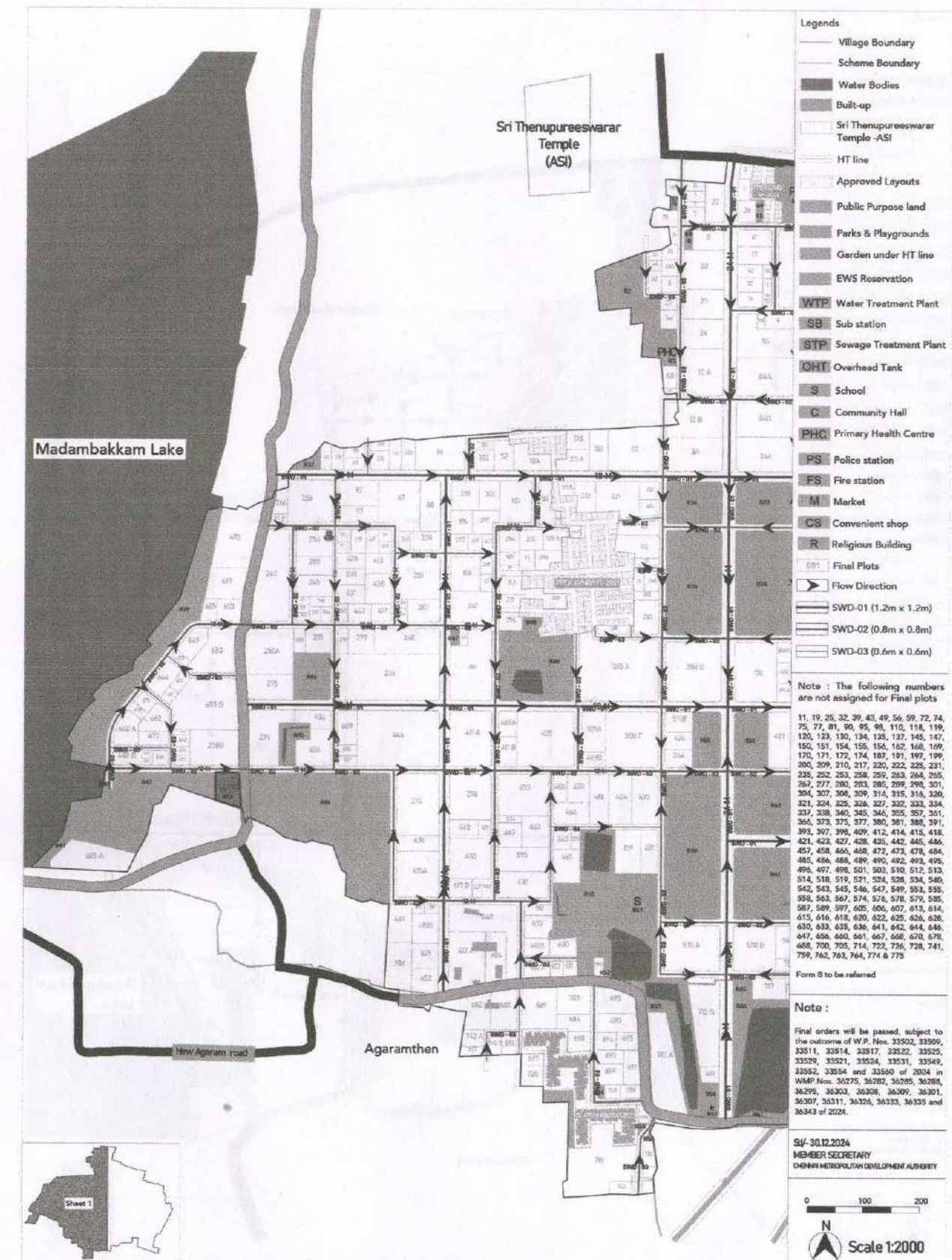
LAND POOLING AREA DEVELOPMENT SCHEME - MADAMBAKKAM ANNEXURE 4: FINAL PLOT MAP



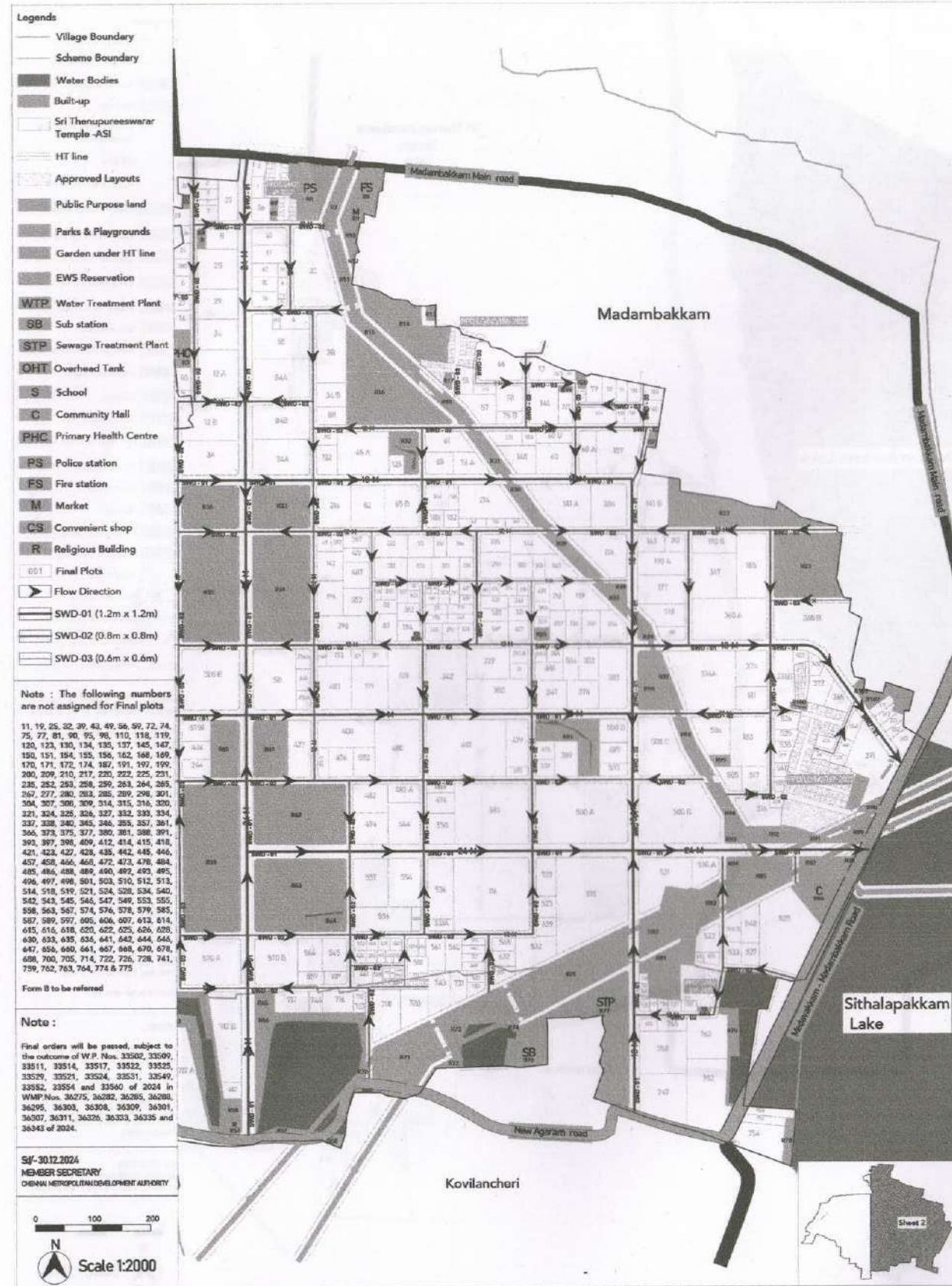
LPADS - Madambakkam | Sewerage Network | ANNEXURE 5A: MAP SHOWING THE INFRASTRUCTURE NETWORK



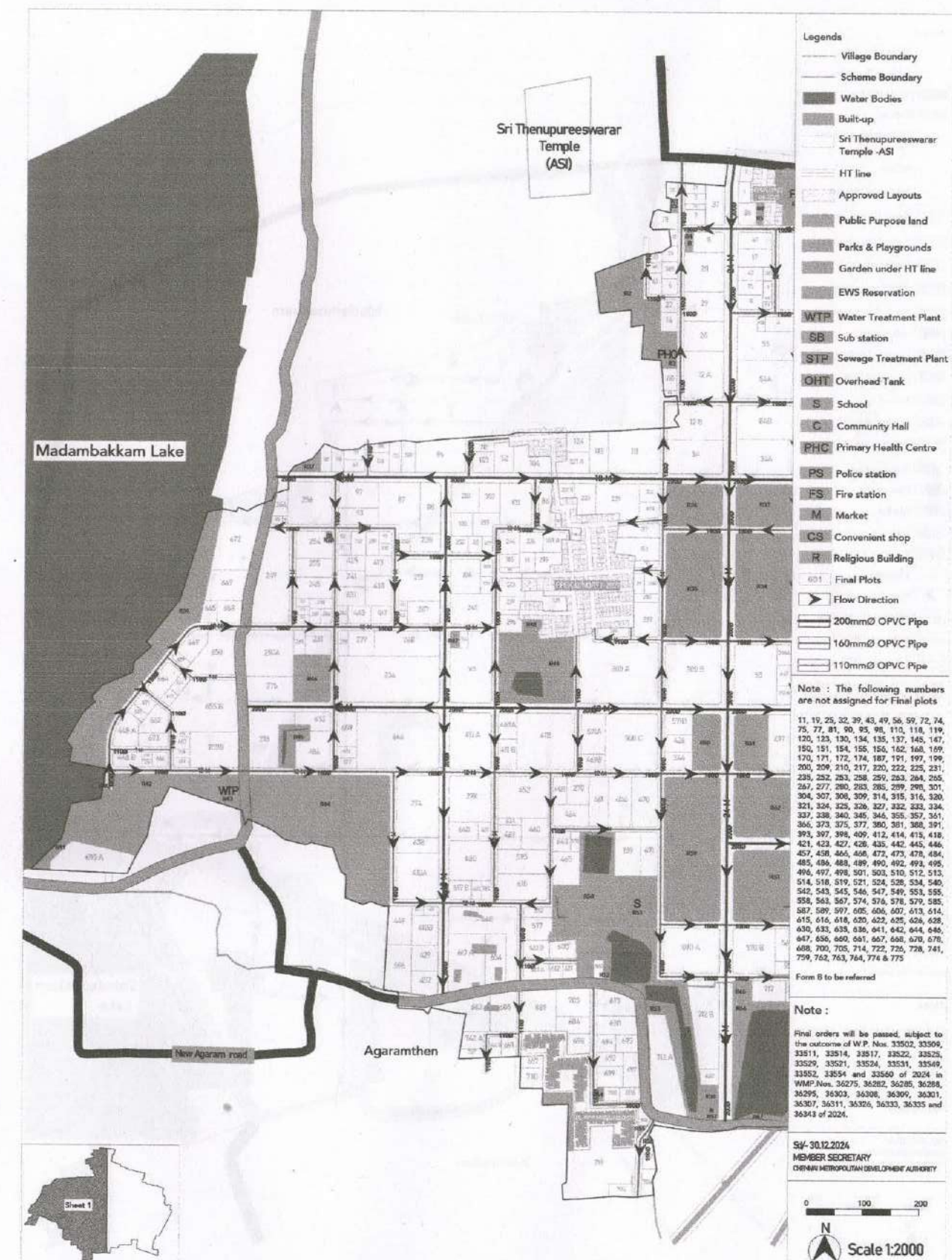
LPADS - Madambakkam | Sewerage Network | ANNEXURE 5A: MAP SHOWING THE INFRASTRUCTURE NETWORK



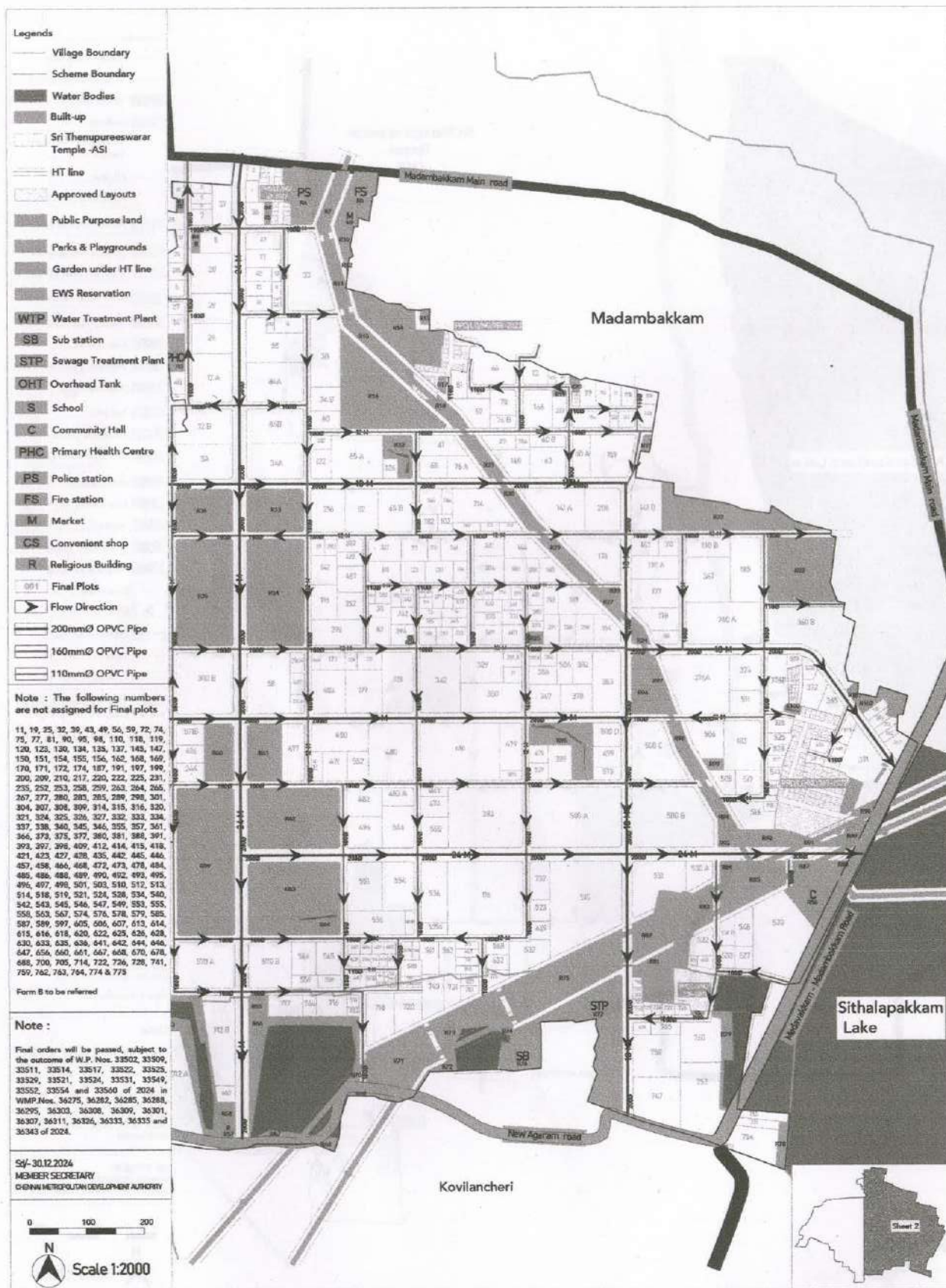
LPADS - Madambakkam | Storm Water Drain Network | ANNEXURE 5B: MAP SHOWING THE INFRASTRUCTURE NETWORK



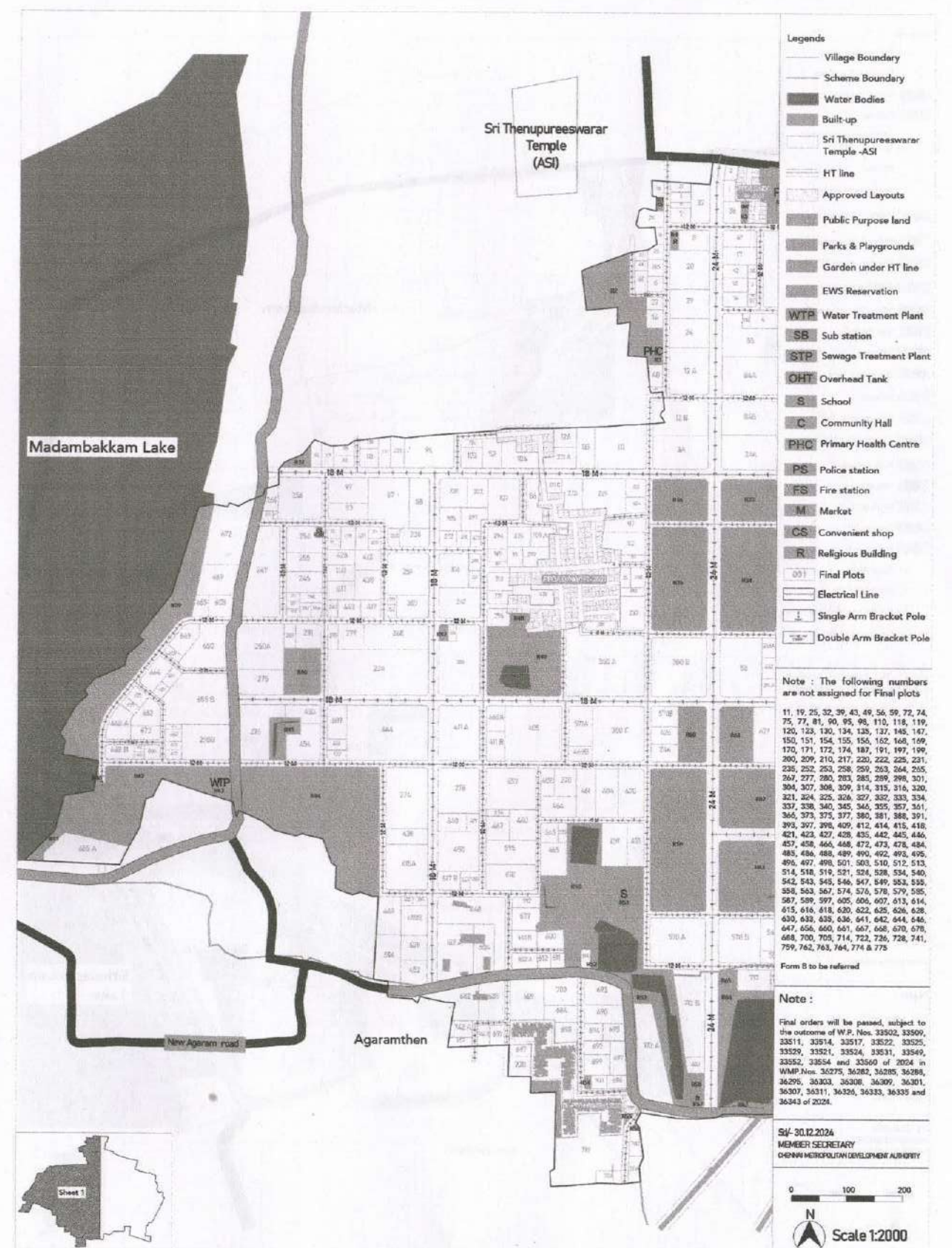
LPADS - Madambakkam | Storm Water Drain Network | ANNEXURE 5B: MAP SHOWING THE INFRASTRUCTURE NETWORK



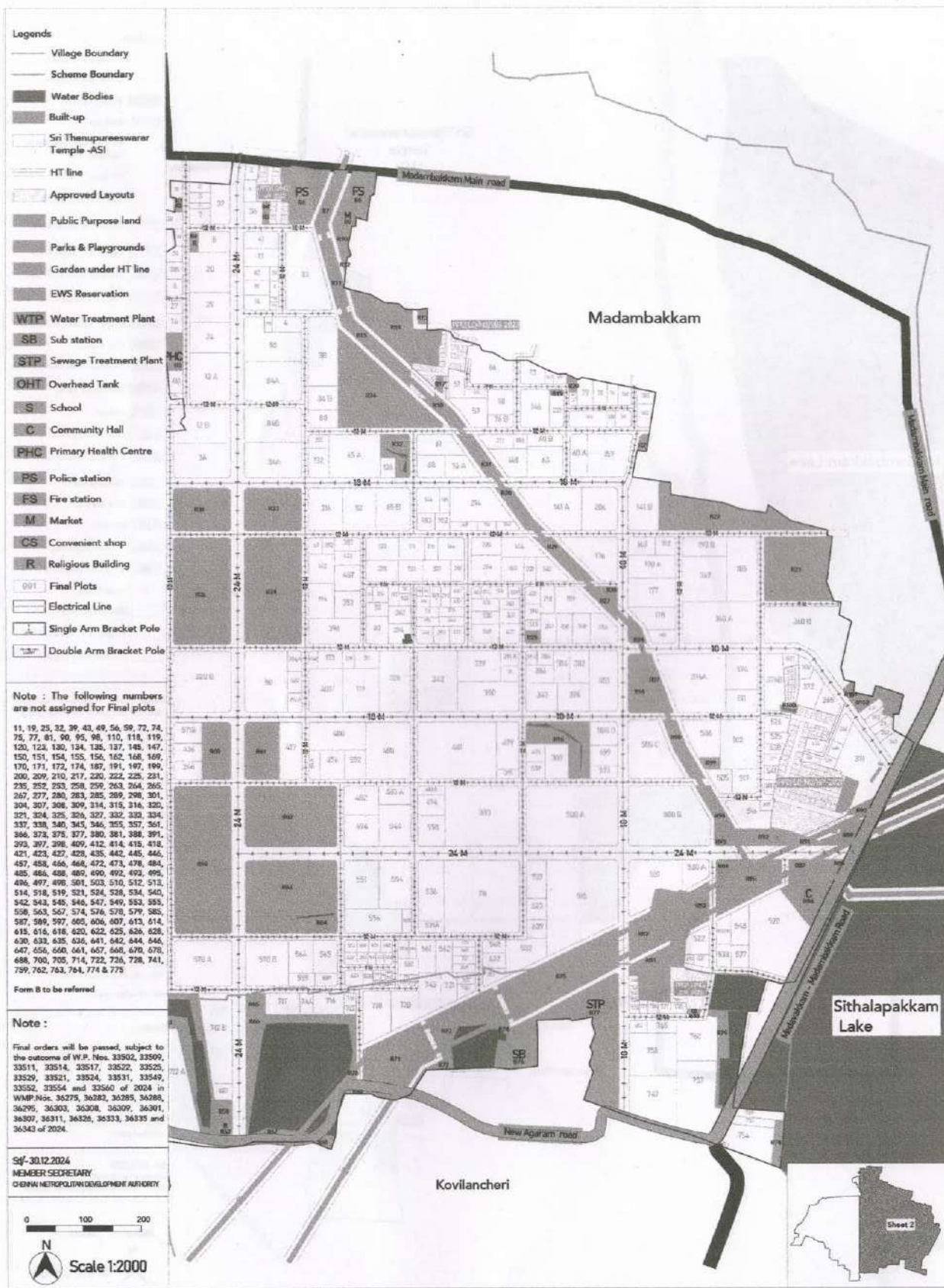
LPADS - Madambakkam | Water Supply Network | ANNEXURE 5C: MAP SHOWING THE INFRASTRUCTURE NETWORK



LPADS - Madambakkam | Water Supply Network | ANNEXURE 5C: MAP SHOWING THE INFRASTRUCTURE NETWORK



LPADS - Madambakkam | EB Network & Street Light | ANNEXURE 5D: MAP SHOWING THE INFRASTRUCTURE NETWORK



LPADS - Madambakkam | EB Network & Street Light | ANNEXURE 5D: MAP SHOWING THE INFRASTRUCTURE NETWORK

ANNEXURE 6
FORM - B
Redistribution and Tentative valuation statement
Draft Scheme No: 01 - Name of the LPADS: Madambakkam Land Pooling Area Development Scheme
Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sl. No	Name of Owner	Tenure	Survey No.	Original Plot			Final Plot			Area in sq.m. (as per plan)	Number	Value in Rupees	Without reference to value of structures	Inclusive of value of structures	Area in sq.m.	Number	Value in Rupees		Without reference to value of structures	Inclusive of value of structures	Companation Column 9 (b) minus column (11) In R.	Increment Column 10 (a) minus column 9 (b) In R.	Increment Contribution (60% of column 9 (b) In R.	Compensation if any used, CH(1) In R.	Net demand (or) betterment charges from (+) or by (-) owner along the additional columns 11, 13,14 In R.	Remarks
				Area in sq.m.	Number	Inclusive of value of structures	Without reference to value of structures	Developed Inclusive of value of structures	Undeveloped Without reference to value of structures																	
1	R. Haridas son H. Gopalakrishnan	N.	6201	1400.0	1	21,23,758	33,98,012	841.0	1	21,23,758	33,98,012	33,98,012	33,98,012	841.0	1	21,23,758	33,98,012	33,98,012	33,98,012	-8,19,272	12,74,266	8,97,127	-1,79,608	15		
2	Ramesh Babu son R. Haridas	N.	6202	1250.0	2	15,76,838	27,97,716	750.3	2	15,76,838	27,97,716	27,97,716	27,97,716	750.3	2	15,76,838	27,97,716	27,97,716	27,97,716	-10,46,600	11,91,878	5,96,939	-4,88,669	16		
3	A. Ramal Naidu son K. Ramaswami	N.	6203	2048.0	3	2,61,08,233	5,41,74,584	1227.0	3	2,61,08,233	5,41,74,584	5,41,74,584	5,41,74,584	1227.0	3	2,61,08,233	5,41,74,584	5,41,74,584	5,41,74,584	-2,50,81,779	2,80,86,391	1,40,33,175	-1,10,46,604	18		
4	Aravind Thempureswarar	N.	6271	2250.0	4	28,36,522	44,67,538	1350.5	4	28,36,522	44,67,538	44,67,538	44,67,538	1350.5	4	28,36,522	44,67,538	44,67,538	44,67,538	-32,79,193	16,91,006	8,16,503	-24,63,898	19		
5	Subash son S. Prabhakar	N.	6191	1150.0	5	14,50,088	14,50,088	692.1	5	14,50,088	14,50,088	14,50,088	14,50,088	692.1	5	14,50,088	14,50,088	14,50,088	14,50,088	-5,60,313	10,91,317	5,45,628	-4,14,658	20		
6	S.T. Chandrasekharan	N.	6192	1313.0	6	16,54,972	26,96,201	784.0	6	16,54,972	26,96,201	26,96,201	26,96,201	784.0	6	16,54,972	26,96,201	26,96,201	26,96,201	-11,02,788	12,41,228	6,20,614	-4,82,173	21		
7	S. J. Chandrasekharan	N.	6272	1687.0	7	38,78,484	78,87,840	1068.7	7	38,78,484	78,87,840	78,87,840	78,87,840	1068.7	7	38,78,484	78,87,840	78,87,840	78,87,840	-14,96,488	4,36,797	2,17,869	-12,81,669	22		
8	Govindasamy son Marudurai	N.	6274	3891.0	8	1,08,35,717	1,08,35,717	2018.8	8	1,08,35,717	1,08,35,717	1,08,35,717	1,08,35,717	2018.8	8	1,08,35,717	1,08,35,717	1,08,35,717	1,08,35,717	-44,20,100	12,91,323	6,45,662	-37,88,438	23		
9	R. Kathirayyan son K. Saravalli	N.	6275	750.0	9	18,76,383	18,76,383	450.0	9	18,76,383	18,76,383	18,76,383	18,76,383	450.0	9	18,76,383	18,76,383	18,76,383	18,76,383	-5,00,746	1,94,904	97,492	-4,03,253	24		
10	K. Srinivasan son R. Thevarajulu	N.	6276	1000.0	10	21,00,392	21,00,392	617.7	10	21,00,392	21,00,392	21,00,392	21,00,392	617.7	10	21,00,392	21,00,392	21,00,392	21,00,392	-4,21,355	6,67,648	2,93,824	-1,27,831	25		
11	Aravind Thempureswarar	N.	6284	1900.0	11	4,00,11,688	4,00,11,688	1130.0	11	4,00,11,688	4,00,11,688	4,00,11,688	4,00,11,688	1130.0	11	4,00,11,688	4,00,11,688	4,00,11,688	4,00,11,688	-1,60,43,234	2,67,66,098	1,26,83,033	-31,99,391	26		
12	R. Haridas son H. Gopalakrishnan	N.	6291	2000.0	12	33,17,088	52,24,366	1560.3	12	33,17,088	52,24,366	52,24,366	52,24,366	1560.3	12	33,17,088	52,24,366	52,24,366	52,24,366	-21,43,852	19,07,308	9,53,654	-14,89,292	27		
13	Munir son Venu	N.	6173	1890.0	13	36,49,892	36,49,892	1014.0	13	36,49,892	36,49,892	36,49,892	36,49,892	1014.0	13	36,49,892	36,49,892	36,49,892	36,49,892	-16,76,510	3,74,616	1,87,309	-14,89,202	28		
14	K. Kathirayyan son K. Saravalli	N.	6171	1930.0	14	52,88,111	83,88,111	1198.1	14	52,88,111	83,88,111	83,88,111	83,88,111	1198.1	14	52,88,111	83,88,111	83,88,111	83,88,111	-27,23,143	19,22,226	9,61,113	-17,62,031	29		
15	K. Kathirayyan son K. Saravalli	N.	6204	2000.0	15	67,99,300	67,99,300	1300.3	15	67,99,300	67,99,300	67,99,300	67,99,300	1300.3	15	67,99,300	67,99,300	67,99,300	67,99,300	-42,74,200	15,12,542	7,56,271	-35,17,929	30		
16	Ranganathan son K. Saravalli	N.	6192	3224.0	16	67,15,528	67,15,528	1904.6	16	67,15,528	67,15,528	67,15,528	67,15,528	1904.6	16	67,15,528	67,15,528	67,15,528	67,15,528	-10,14,428	34,54,280	17,27,130	-13,87,298	31		
17	Govindasamy son Marudurai	N.	6273	700.0	17	14,70,246	14,70,246	427.2	17	14,70,246	14,70,246	14,70,246	14,70,246	427.2	17	14,70,246	14,70,246	14,70,246	14,70,246	-5,65,666	6,41,393	3,20,696	-2,44,969	32		
18	Govindasamy son Marudurai	N.	6191	800.0	18	1,74,30,805	1,74,30,805	4681.9	18	1,74,30,805	1,74,30,805	1,74,30,805	1,74,30,805	4681.9	18	1,74,30,805	1,74,30,805	1,74,30,805	1,74,30,805	-65,26,368	60,50,760	40,26,368	-24,94,392	33		
19	Govindasamy son Marudurai	N.	6301	800.0	19	22,00,368	22,00,368	630.3	19	22,00,368	22,00,368	22,00,368	22,00,368	630.3	19	22,00,368	22,00,368	22,00,368	22,00,368	-8,81,493	7,61,226	3,90,614	-4,90,879	34		
20	S.V. Chandrasekharan	N.	6302	600.0	20	12,60,210	12,60,210	360.0	20	12,60,210	12,60,210	12,60,210	12,60,210	360.0	20	12,60,210	12,60,210	12,60,210	12,60,210	-4,82,161	3,30,671	1,65,335	-3,16,835	35		
21	Ranganathan son K. Saravalli	N.	6402	700.0	21	97,99,500	97,99,500	627.2	21	97,99,500	97,99,500	97,99,500	97,99,500	627.2	21	97,99,500	97,99,500	97,99,500	97,99,500	-80,13,891	1,76,330	88,265	-81,25,656	36		
22	Ranganathan son K. Saravalli	N.	6403	6250.0	22	1,21,65,448	1,21,65,448	3750.3	22	1,21,65,448	1,21,65,448	1,21,65,448	1,21,65,448	3750.3	22	1,21,65,448	1,21,65,448	1,21,65,448	1,21,65,448	-42,88,467	78,76,981	39,88,460	-3,89,979	37		
23	Ranganathan son K. Saravalli	N.	6404	1150.0	23	24,15,403	24,15,403	660.6	23	24,15,403	24,15,403	24,15,403	24,15,403	660.6	23	24,15,403	24,15,403	24,15,403	24,15,403	-8,64,904	8,70,296	4,35,150	-4,29,754	38		
24	Ranganathan son K. Saravalli	N.	6304	1150.0	24	24,15,403	24,15,403	660.6	24	24,15,403	24,15,403	24,15,403	24,15,403	660.6	24	24,15,403	24,15,403	24,15,403	24,15,403	-12,40,416	6,07,803	2,93,962	-9,46,454	39		
25	Ranganathan son K. Saravalli	N.	6305	2000.0	25	48,38,959	48,38,959	1300.3	25	48,38,959	48,38,959	48,38,959	48,38,959	1300.3	25	48,38,959	48,38,959	48,38,959	48,38,959	-17,23,078	18,66,237	9,33,619	-7,92,457	40		
26	Ranganathan son K. Saravalli	N.	6306	2000.0	26	1,31,27,188	1,31,27,188	3750.3	26	1,31,27,188	1,31,27,188	1,31,27,188	1,31,27,188	3750.3	26	1,31,27,188	1,31,27,188	1,31,27,188	1,31,27,188	-85,50,214	66,36,427	33,47,714	-51,02,497	41		
27	Ranganathan son K. Saravalli	N.	6307	650.0	27	22,08,473	22,08,473	300.0	27	22,08,473	22,08,473	22,08,473	22,08,473	300.0	27	22,08,473	22,08,473	22,08,473	22,08,473	-12,31,004	1,86,484	97,747	-11,33,257	42		
28	Ranganathan son K. Saravalli	N.	6308	1450.0	28	34,03,800	34,03,800	970.1	28	34,03,800	34,03,800	34,03,800	34,03,800	970.1	28	34,03,800	34,03,800	34,03,800	34,03,800	-15,78,279	1,82,753	3,68,505	-13,90,226	43		

ANNEXURE 6 FORM - B Redistribution and Tentative valuation statement Draft Scheme No: 01 - Name of the LPADS: Madambakkam Land Pooling Area Development Scheme Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

ANNEXURE 6 FORM - B. Draft Scheme No: 01, Name of the LPADS: Madambakkam Land Pooling Area Development Scheme. Table with columns: Sr. No, Name of Owner, Tenure, Survey No, Number, Area in sq.mt, etc.

ANNEXURE 6 FORM - B. Draft Scheme No: 01, Name of the LPADS: Madambakkam Land Pooling Area Development Scheme. Table with columns: Sr. No, Name of Owner, Tenure, Survey No, Number, Area in sq.mt, etc.

ANNEXURE 6
FORM - B

Redistribution and Tentative valuation statement
Draft Scheme No: 01, Name of the LPADS: Madambakkam Land Pooling Area Development Scheme
Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

Sr. No	Name of Owner	Tenure	Survey No.	Original Plot				Final Plot				Increment Column 10 (d) minimum 500 In Rs.	Increment Column 10 (e) maximum 500 In Rs.	Compensation Column 9 (b) minus column 9(b) In Rs.	Net demand (or) betterment charge from (1) or 2y (1) addition of Columns 11, 13, 14 In Rs.	Remarks			
				Number	Area in sq.mt. (as per plan)	Value in Rupees		Without reference to value of structures 6(a)	Inclusive of structures 6(b)	Number	Area in sq.mt.						Value in Rupees		
						Without reference to value of structures 6(a)	Inclusive of structures 6(b)										Without reference to value of structures 9(a)	Inclusive of structures 9(b)	
1	3	3	344	4	6	6(a)	6(b)	7	8	9(a)	9(b)	10(a)	10(b)	11	12	13	14	15	16
				TOTAL								2,33,01,97,038	1,16,00,00,519	1,17,01,96,519	57,37,00,527				

Sq./-30.12.2024
Member Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008

Note: Final orders will be passed, subject to the outcome of W.P. Nos. 33502, 33509, 33511, 33514, 33517, 33522, 33525, 33529, 33531, 33534, 33535, 33549, 33552, 33554 and 33550 of 2024 in WMP Nos. 36275, 36282, 36285, 36288, 36295, 36300, 36308, 36309, 36311, 36312, 36313, 36315, 36316, 36317, 36318, 36319, 36320, 36321, 36324, 36331, 36349, 36352, 36354 and 36356 of 2024 in WMP Nos. 36275, 36282, 36285, 36288, 36295, 36300, 36308, 36309, 36311, 36312, 36313, 36315, 36316, 36317, 36318, 36319, 36320, 36321, 36324, 36331, 36349, 36352, 36354 and 36356 of 2024 in WMP Nos. 36275, 36282, 36285, 36288, 36295, 36300, 36308, 36309, 36311, 36312, 36313, 36315, 36316, 36317, 36318, 36319, 36320, 36321, 36324, 36331, 36349, 36352, 36354 and 36356 of 2024 in WMP Nos. 36275, 36282, 36285, 36288, 36295, 36300, 36308, 36309, 36311, 36312, 36313, 36315, 36316, 36317, 36318, 36319, 36320, 36321, 36324, 36331, 36349, 36352, 36354 and 36356 of 2024.

Annexure 7
Estimates of all works contemplated in the scheme
Draft LPADS - Madambakkam
ABSTRACT SHEET FOR COST OF WORKS

Sl. No.	Name of Work	Cost of Work (INR)
1	CONSTRUCTION OF ROADS (FLEXIBLE PAVEMENT) INCLUDING EXCAVATION, EARTHWORK, LAYING OF SUBGRADE, GSB-III & I, WMM, DBM, BC, KERB, FOOTPATH, SINAGES, BRIDGES, CULVERTS ETC. COMPLETE	₹ 2,51,00,00,000.00
2	SUPPLYING AND INSTALLING GI POLES COMPLETE WITH UNDER GROUND WIRING, LED FITTING WITH NECESSARY FITTING ETC COMP. PROVIDED AT EVERY 25 m. DISTANCE. a) Fabrication, Supply, Erection, Testing and Commissioning of whether proof CRCA sheet steel powder coated MCCB Outdoor Panel Board, made up of 2mm powder coated, including bus bar provision of double door with industrial lock with TNEB 3 Phase Meter Provision and Suitable Fuse unit Compartment 1no. Main 150A 4Pole MCCB I/C and 6nos of 32A 4Pole MCCB's for O/G with suitable copper bus bar (33x6mm) having three phase Multifunction meter with line indicators for erecting the Outdoor panel board complete etc., The above panel board is to be erected on Foundation suitable angle, bolts and nuts for mounting the Outdoor Panel etc. complete. Rs.1,30,000.00 /no	₹ 16,00,00,000.00
3	PROVIDING & LAYING WATER SUPPLY PIPELINE INCLUDING TREATMENT PLANT, PUMPING STATION, SUMP ,ESR ETC. COMPLETE	₹ 22,00,00,000.00
4	PROVIDING & LAYING UNDERGROUND DRAINAGE LINES OF R.C.C. NP CLASS PIPES INCLUSIVE MANHOLES WITH FIBER REINFORCED COVERS & SEATS, PUMPING STATION AND SEWERAGE TREATMENT PLANT ETC. COMPLETE	₹ 98,00,00,000.00
4	PROVIDING & LAYING STORM NETWORK LINES OF RCC NP3/NP4 Pipe INCLUSIVE ALL ANCILLARY CIVIL WORK ETC. COMPLETE	₹ 1,45,43,87,001.69
5	PLANTING OF AVENUE TREES OF 5.00 FEET HEIGHT INCLUDING NECESSARY EARTH WORK EXCAVATION, COST OF RED EARTH, SAND, MANURE.	₹ 80,00,000.00
TOTAL COST OF WORK		₹ 5,33,23,87,001.69

Sq/-30.12.2024
Member Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 00

Note:
Final orders will be passed, subject to the outcome of W.P. Nos. 33502, 33509, 33511, 33514, 33517, 33522, 33525, 33529, 33531, 33534, 33535, 33549, 33552, 33554 and 33550 of 2024 in WMP Nos. 36275, 36282, 36285, 36288, 36295, 36300, 36308, 36309, 36311, 36312, 36313, 36315, 36316, 36317, 36318, 36319, 36320, 36321, 36324, 36331, 36349, 36352, 36354 and 36356 of 2024 in WMP Nos. 36275, 36282, 36285, 36288, 36295, 36300, 36308, 36309, 36311, 36312, 36313, 36315, 36316, 36317, 36318, 36319, 36320, 36321, 36324, 36331, 36349, 36352, 36354 and 36356 of 2024.

//TRUE COPY//FORWARDED//BY ORDER//

Draft LPADS - Madambakkam									
ESTIMATE FOR COST OF WORKS :- (i) ROADS									
NAME OF WORK : CONSTRUCTION OF ROADS (FLEXIBLE PAVEMENT) INCLUDING EXCAVATION, EARTHWORK, LAYING OF SUBGRADE, GSB-III & I, WMIM, DBM, BC, KERB, FOOTPATH, SIGNAGES, RIVER BRIDGES ETC. COMPLETE									
ROAD CATEGORY	ROAD WIDTH	LENGTH (mt)	TOTAL LENGTH (mt)	NO OF LANES	LANE WIDTH (mt)	CARRIAGEWAY	RATE PER RUNNING		AMOUNT (INR)
							METER (INR)		
LPADS ROAD	24 mt WIDE	2799.48	2799.48	2	3.50	2 way divided	122933		344148474.8
LPADS ROAD	18 mt WIDE	5593.54	5593.54	2	5.00	2 way undivided	88461		494810141.9
LPADS ROAD	12 mt WIDE	16529.85	16529.85	2	3.50	2 way undivided	59008		975393388.8
LPADS ROAD	9 mt WIDE	4393.21	4393.21	2	3.00	2 way undivided	51310		225415605.1
CULVERT / BRIDGE									
On 24 m Wide Road						RMT	COST PER RMT (INR)	AMOUNT (INR)	0
On 18 m Wide Road									0
On 12 m Wide Road									0
On 9 m Wide Road									0
TOTAL								(A)	₹ 2,03,97,67,610.68
ADD 15% ESCALATION FOR 2 YEARS									
								(B)	₹ 30,59,65,141.60
TOTAL							(A) + (B)		₹ 2,34,57,32,752.28
ADD 7% MICS. COST									
							(C)		₹ 16,42,01,292.66
GRAND TOTAL							(A) + (B) + (C)	SAY	₹ 2,50,99,34,044.94
									₹ 2,51,00,00,000.00

Draft LPADS - Madambakkam									
ESTIMATE FOR COST OF WORKS :- (ii) WATER SUPPLY (TREATMENT PLANT, PUMPING STATION SUMP + PIPELINE ETC)									
NAME OF WORK : PROVIDING WATER SUPPLY PIPELINE INCLUDING TREATMENT PLANT, PUMPING STATION, SUMP ETC. COMPLETE									
SR.NO	DESCRIPTION	QUANTITY	UNIT	RATE (INR)	AMOUNT (INR)				
1	Water Treatment Plant, Clear Water Pumping Station Trunk main from WTP to Underground Sump & Pump house	10	MLD	75,00,000.00	7,50,00,000.00				
2	U.G. Sump & Pump house (Civil & Mechanical work)	1	Nos.	4,00,00,000.00	4,00,00,000.00				
3	200mm Dia OPVC Pipe Line Network (with excavation, valves, specials & valve chambers) - 18 & 24 mt.	8393.02	Rmt.	2,440.00	2,04,78,968.80				
	160mm Dia OPVC Pipe200mm Dia OPVC Pipe Line Network (with excavation, valves, specials & valve chambers) - 12 mt.	16529.85	Rmt.	1,856.00	3,06,79,401.60				
	110mm Dia OPVC Pipe Line Network (with excavation, valves, specials & valve chambers) - 9 mt.	4393.21	Rmt.	1,130.00	49,64,327.30				
TOTAL				(A)	₹ 17,11,22,697.70				
ADD 15% ESCALATION FOR 2 YEARS									
				(B)	₹ 2,56,68,404.66				
TOTAL				(A) + (B)	₹ 19,67,91,102.36				
ADD 7% MICS. COST									
				(C)	₹ 1,37,75,377.16				
GRAND TOTAL				(A) + (B) + (C)	₹ 21,05,66,479.52				
				SAY	₹ 22,00,00,000.00				

Draft LPADS - Madambakkam					
ESTIMATE FOR COST OF WORKS :- (iii) SEWERAGE WORK					
NAME OF WORK : PROVIDING UNDERGROUND DRAINAGE LINES OF R.C.C. NP CLASS PIPES OF TOWN PLANNING SCHEME NO. INCLUSIVE OF EXCAVATION, REFILLING, CONSTRUCTION OF BRICK MASONRY MANHOLES WITH FIBER REINFORCED COVERS AND SEATS AND PUMPING STATION, SEWERAGE TREATMENT PLANT ETC. COMPLETE					
SR.NO	DESCRIPTION	QUANTITY	UNIT	RATE (INR)	AMOUNT (INR)
1	800mm Dia CI Spun Pipe (Sewerage Network with excavation, Refilling, sand bedding, pipe, manhole etc.)	2799.48	Rmt.	53,172.00	14,88,53,950.56
	800mm Dia RCC Spun Pipe (Sewerage Network with excavation, Refilling, sand bedding, pipe, manhole etc.)	26516.60	Rmt.	9,660.00	25,61,50,356.00
2	Sewerage Treatment Plant	6	MILD	6,00,00,000.00	36,00,00,000.00
2	Sewerage Pumping Station (Civil, Electrical & Mechanical work)	1	No.	3,00,00,000.00	3,00,00,000.00
TOTAL				(A)	₹ 79,50,04,306.56
ADD 15% ESCALATION FOR 2 YEARS				(B)	₹ 11,92,50,645.98
TOTAL				(A) + (B)	₹ 91,42,54,952.54
ADD 7% MICS. COST				(C)	₹ 6,39,97,846.68
GRAND TOTAL				(A) + (B) + (C) SAY	₹ 97,82,52,799.22 ₹ 98,00,00,000.00

Draft LPADS - Madambakkam					
ESTIMATE FOR COST OF WORKS :- (iv) STORM WATER DRAINAGE WORK					
NAME OF WORK : PROVIDING UNDERGROUND STORM WATER DRAINAGE LINES OF R.C.C. NP CLASS PIPES INCLUSIVE OF EXCAVATION, REFILLING					
SR.NO	DESCRIPTION	QUANTITY	UNIT	RATE (INR)	AMOUNT (INR)
1	1.20x1.20m SWD Network (with excavation, valves, specials & valve chambers) - 18 & 24 mt.	8393.02	Rmt.	48,122.00	40,38,88,908.44
	0.8x0.8m SWD Network (with excavation, valves, specials & valve chambers) - 12 mt.	16529.85	Rmt.	37,602.00	62,15,55,419.70
	0.6x0.6m SWD Network (with excavation, valves, specials & valve chambers) - 9 mt.	4393.21	Rmt.	24,414.00	10,72,55,828.94
TOTAL				(A)	₹ 1,13,27,00,157.08
ADD 15% ESCALATION FOR 2 YEARS				(B)	₹ 22,65,40,031.42
TOTAL				(A) + (B)	₹ 1,35,92,40,188.50
ADD 7% MICS. COST				(C)	₹ 9,51,46,813.19
GRAND TOTAL				(A) + (B) + (C) SAY	₹ 1,45,43,87,001.69 ₹ 1,45,50,00,000.00

Draft LPADS - Madambakkam						
ESTIMATE FOR COST OF WORKS :- (v) ELECTRIC STREET LIGHTING						
NAME OF WORK : SUPPLYING AND INSTALLING GI POLES COMPLETE WITH UNDER GROUND WIRING, LED FITTING WITH NECESSARY FITTING ETC COMP. PROVIDED AT EVERY 25 m. DISTANCE.						
ROAD WIDTH	LENGTH (mt)	TOTAL LENGTH (mt)	NO OF POLES	RATE PER POLE (INR)	AMOUNT (INR)	
24 mt WIDE	2799.48	2799.48	112	130000	14560000	
18 mt WIDE	5593.54	5593.54	224	130000	29120000	
12 mt WIDE	16529.85	16529.85	1653	41110	67954830	
9 mt WIDE	4393.21	4393.21	440	41110	18088400	
TOTAL				(A)	₹ 12,97,23,230.00	
ADD 15% ESCALATION FOR 2 YEARS						
				(B)	₹ 1,94,58,484.50	
TOTAL				(A) + (B)	₹ 14,91,81,714.50	
ADD 7% MICS. COST						
				(C)	₹ 1,04,42,720.02	
GRAND TOTAL				(A) + (B) + (C)	₹ 15,96,24,434.52	
				SAY	₹ 16,00,00,000.00	

Draft LPADS - Madambakkam						
ESTIMATE FOR COST OF WORKS :- (vi) TREE PLANTATION						
NAME OF WORK : PLANTING OF AVENUE TREES OF 5.00 FEET HEIGHT INCLUDING NECESSARY EARTH WORK EXCAVATION, COST OF RED EARTH, SAND, MANURE.						
ROAD WIDTH	LENGTH (mt)	TOTAL LENGTH (mt)	TREE ROWS	NO OF TREES	RATE PER TREE (INR)	AMOUNT (INR)
24 mt WIDE	2799.48	2799.48	2	560	1000	560000
18 mt WIDE	5593.54	5593.54	2	1120	1000	1120000
12 mt WIDE	16529.85	16529.85	2	3306	1000	3306000
9 mt WIDE	4393.21	4393.21	1	440	1000	440000
Parks			1	1100	1000	1100000
TOTAL					(A)	₹ 65,26,000.00
ADD 2% ESCALATION FOR 2 YEARS						
					(B)	₹ 1,30,520.00
TOTAL					(A) + (B)	₹ 66,56,520.00
ADD 7% MICS. COST						
					(C)	₹ 4,65,956.40
GRAND TOTAL					(A) + (B) + (C)	₹ 71,22,476.40
					SAY	₹ 80,00,000.00

Annexure 8

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI - 600 008.

(Notification No. MPU/LPADS/ Madambakkam /2024-2)
Section 39-I, sub section (1) Rule 6 (1)

Publication of Draft Scheme for Madambakkam Land Pooling Area Development Scheme

Statement of approximate dates of completion of works

The Madambakkam Land Pooling Area Development Scheme covers an extent of 600.02 Acres of land in Madambakkam, Agaramthen and Kovilancheri villages. The details of the approximate dates of completion of works of the Scheme are as follows:

S. No	Details Of Work	Start Date	End Date	Duration
1.	Borewell	April, 2025	May, 2026	01 Month
2.	Culvert	May, 2025	March, 2026	11 Months
3.	Storm Water Drain	May, 2025	April, 2026	12 Months
4.	Road Network	July, 2025	May, 2026	12 Months
5.	Overhead Tank	June, 2025	Feb, 2026	09 Months
6.	Water Treatment Plant	Oct, 2025	July, 2026	10 Months
7.	Sewage Treatment Plant	Oct, 2025	July, 2026	10 Months
8.	Planting of Trees	July, 2026	Sep, 2026	03 Months
Expected Date of Completion of all Infrastructure Works: September, 2026				

Sd/-30.12.2024
Member -Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.

Note:

Final orders will be passed, subject to the outcome of W.P. Nos. 33502, 33509, 33511, 33514, 33517, 33522, 33525, 33529, 33521, 33524, 33531, 33549, 33552, 33554 and 33560 of 2024 in WMP.Nos. 36275, 36282, 36285, 36288, 36295, 36303, 36308, 36309, 36301, 36307, 36311, 36326, 36333, 36335 and 36343 of 2024.

//TRUE COPY//FORWARDED//BY ORDER//

ANNEXURE 9**FORM - C**

Estimated Financial Expenditure of Land Pooling Area Development Scheme
(See rule 5 (8))

Draft Scheme No: 01

Name of the LPADS: Madambakkam Land Pooling Area Development Scheme

Name of the Appropriate Planning Authority: Chennai Metropolitan Development Authority

S.No.	Description	Value (Rs. in crores)
1	Estimated expense of works	533.24
2	Expenses shown in Redistribution and Tentative Valuation Statement (total of Column 11 of Form-B)	183.79
3	Cost of preparation and publication of Draft Scheme	1.00
4	Compensation	-
5	Legal expenses	0.50
6	Compensation in respect of Property or Right adversely affected	-
7	Cost of demarcation	3.00
A	Total expenses (A) (Sum of S.No 1 to 7)	721.52
8	Total of the increments (total of Column 12 of Form-B)	233.02
9	Proportion of increment to be contributed by each land holder/ land owner	50%
10	Total of the contribution	116.51
11	Value/ cost of the plots coming to Appropriate Planning Authority as amenity, Economically Weaker Section and sale	584.88
B	Total contribution (B) (Sum of S.No 10 & 11)	701.39
	Net cost of the Scheme to appropriate planning authority (A)-(B)	20.13

Sd/- 30.12.2024
Member Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008

Note:

Final orders will be passed, subject to the outcome of W.P. Nos. 33502, 33509, 33511, 33514, 33517, 33522, 33525, 33529, 33521, 33524, 33531, 33549, 33552, 33554 and 33560 of 2024 in WMP.Nos. 36275, 36282, 36285, 36288, 36295, 36303, 36308, 36309, 36301, 36307, 36311, 36326, 36333, 36335 and 36343 of 2024.

//TRUE COPY// FORWARDED// BY ORDER//

Annexure 10**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI - 600 008.**

(Notification No. MPU/LPADS/ Madambakkam /2024-2)

Section 39-I, sub section (1) Rule 6 (1)

Publication of Draft Scheme for Madambakkam Land Pooling Area Development Scheme**Draft Regulations for Development**

The Madambakkam Land Pooling Area Development Scheme covers an extent of 600.02 Acres of land in Madambakkam, Agaramthen and Kovilancheri villages. The details of the extent of land covered in the draft scheme are as follows:

Name of the village	Extent of land		
	in Sq.km.	in Hectare	in Acre
Madambakkam	2.1042	210.42	519.95
Agaramthen	0.09	9.00	22.239
Kovilancheri	0.2339	23.39	57.79
Total extent	2.4282	242.82	600.02

1. Land Use Zoning - In the Second Master Plan for Chennai Metropolitan Area, the lands under private ownership covered in the Draft Scheme for Madambakkam Land Pooling Area Development Scheme are classified either as 'Agricultural Use Zone' or 'Primary Residential Use Zone' or 'Mixed Residential Use Zone'.

Irrespective of the above said land use zoning of the Original Plots (OPs), the land use of all the Final Plots (FPs) in the draft scheme will be treated as 'Residential Use Zone'.

The land use of the approved layouts, approved building developments and those approved under regularization schemes is as per the approved plans.

2. Development Regulations -

- The land owners in the Scheme area may apply for planning permission to carry out any development work in the respective Final Plots after publication of the approved Draft Scheme.
- The developments in the Final Plots shall comply with the Tamil Nadu Combined Development and Building Rules, 2019 which is in force.
- Roads - All the roads in the Scheme area are to be treated as 'Public Roads'.
- Open Space Reservation (OSR) - Other than the Open Space Reservation (OSR) area demarcated in the Draft Scheme, there is no requirement of OSR while applying for planning permission for development in the FPs covered in the Draft Scheme.
- Any other provisions as prescribed by the Government from time to time will apply for the Final Plots in the Draft Scheme.

- Use of the land allotted for purposes of parks, play grounds and open spaces shall not be changed for any other purpose.
- ASI regulation will apply for developments falling within the distance of above 100m to 300m of notified areas in all directions from the protected monuments.

Sd/-30.12.2024
Member -Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.

Note:

Final orders will be passed, subject to the outcome of W.P. Nos. 33502, 33509, 33511, 33514, 33517, 33522, 33525, 33529, 33521, 33524, 33531, 33549, 33552, 33554 and 33560 of 2024 in WMP.Nos. 36275, 36282, 36285, 36288, 36295, 36303, 36308, 36309, 36301, 36307, 36311, 36326, 36333, 36335 and 36343 of 2024.

//TRUE COPY//FORWARDED//BY ORDER//

செங்கல்பட்டு,
2025 ஜனவரி 3.

S. அருண்ராஜ்,
மாவட்ட ஆட்சியர்.