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Step2TNCDBR
Developed by COS AI PVT. LTD.

To
Mr. Jawahar Palani
Boothakudi village, Madurai North taluk, Madurai district

Date 04-11-2026
Ref. S2T/LAY/BKD/02-R1
Option 2 (revised)

Proposed residential layout · Option 2 (revised)

This revision of Option 2 follows the corrections you marked on the drawing: plot rows 15 m deep on either side of the roads, Road 3 at 9 m, and the south road moved to the south boundary so that a second row of plots (29–34) fits between Roads 1 and 4. Most plots face north or south; Option 1 had east–west facing plots. The site is divided into 34 residential plots, with internal roads, a park and common usage sites as required by Rule 47 of the Tamil Nadu Combined Development and Building Rules, 2019 (amended up to G.O.(Ms).No.129, 2026). The local body is taken as a Village Panchayat.

SITE EXTENT	PLOTS FOR SALE	SALEABLE AREA
8,952.82 sq.m	**34**	**5,139.28 sq.m**
2.21 acres · 221.23 cents	19 typical, mostly N/S facing	57.40% of the site

ROADS AND SPLAYS	OSR PARK	CANAL SETBACK STRIP
2,780.30 sq.m	**618.25 sq.m**	**312.50 sq.m**
31.06% · gifted	10.02% of area excl. roads	3.0 m wide · left free

HOW THE LAYOUT IS ARRANGED

- **Entry.** The site reaches the road on its east side (the red strip, 17.4–18.7 m wide) through an access arm 13.5–14.6 m wide. The whole arm is kept as road and leads into Road 1 (9.0 m).
- **Roads.** Road 2 (9.0 m) runs north–south along the canal side. Road 3 (9.0 m) runs east–west from Road 2 to the north-east boundary, and Road 4 (at least 9.0 m) runs along the south boundary. Both can be extended into the neighbouring land later. Every junction has a 1.5 × 1.5 m splay.
- **Plots.** 28 of the 34 plots face north or south. Between Roads 1 and 3 the plots are back to back, 10.5 × 15 m (158 sq.m); between Roads 1 and 4 they are back to back, 9 × 15 m (135 sq.m). The north row on Road 3 is about 15 m deep. Plots range from 116.0 to 242.4 sq.m and every plot faces a road.
- **Canal side.** A 3.0 m strip along the canal is left free and is not counted in any plot or in the park. Plots 1–6 on the canal side face east onto Road 2.
- **Park and public purpose.** The park (618.25 sq.m) is at the north end of the canal side on Road 2. Common usage site A (70.95 sq.m, Local Body) and site B (31.53 sq.m, TANGEDCO) are at the north-east end of Road 3.

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OPTION 1 COMPARED WITH OPTION 2 (REVISED)

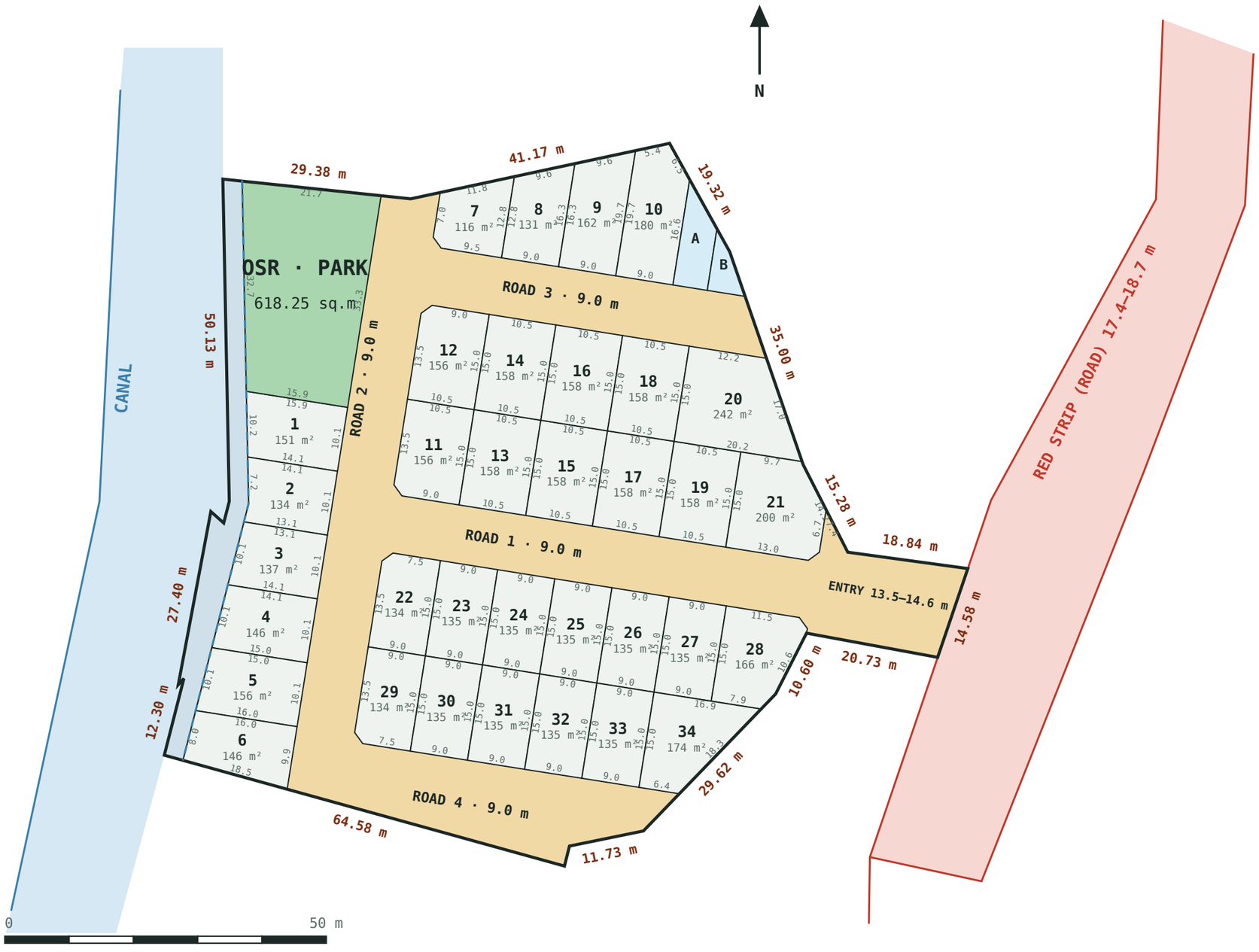
ITEM	OPTION 1	OPTION 2 (REVISED)	CHANGE
Plot facing	East / west	North / south (canal side east)	
Road pattern	9 m entry + two 9 m N–S roads	9 m entry + canal-side road + E–W road + south boundary road	
Plots for sale (nos.)	29	34	+5
Saleable plot area (sq.m)	5,377.76	5,139.28	-238.48
Saleable share	60.07%	57.40%	
Roads and splays (sq.m)	2,537.40	2,780.30	+242.90
OSR park (sq.m)	642.54	618.25	-24.29
Common usage A + B (sq.m)	82.61	102.48	+19.87
Canal setback strip (sq.m)	312.50	312.50	0.00
Average plot (sq.m)	185.4	151.2	

BEFORE SUBMISSION

- Confirm that the red strip is a public road and obtain its existing width from the FMB or a road width certificate.
- Obtain the Water Resources Department (PWD) NOC for the canal and confirm the setback distance it asks for.
- Confirm the local body status of Boothakudi (Village Panchayat, or Peri-Urban Village Panchayat).
- Provide the survey number, patta and FMB sketch so the boundary can be checked before the layout is finalised.

Option 2 (revised) gives 5 more plots than Option 1 but about 238 sq.m less saleable area, because the east–west roads take more land. If the park is paid for at guideline value instead of reserved, its land can be sold as about four more plots.

LAYOUT PLAN · OPTION 2 (REVISED) · NORTH–SOUTH FACING



Residential plot · OSR park · Common usage A / B · Canal setback strip, left free · Proposed road (gifted) · Red strip (road) · Canal

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Project	**Proposed residential layout, Option 2 (revised)**
Client	Mr. Jawahar Palani
Location	Boothakudi village, Madurai North taluk, Madurai district
S.No.	[to be filled]
Local body	Village Panchayat (assumed)
Rules	TNCDBR 2019, rule 47, to G.O.129/2026

AREA STATEMENT	SQ.M	%
Layout extent	**8,952.82**	**100.00**
Roads and splays	2,780.30	31.06
Area excluding roads	**6,172.52**	**68.94**
OSR park (10% of net)	618.25	10.02*
Common usage A + B (1% of net)	102.48	1.66*
Canal setback strip, left free	312.50	3.49
Residential plots (34 nos.)	**5,139.28**	**57.40**

* of area excluding roads. Dimensions in metres. 1 cent = 40.4686 sq.m.

ROADS	LENGTH M	WIDTH M
Road 1	67.0	9.0
Road 2	96.4	9.0
Road 3	54.2	9.0
Road 4	51.4	9.0
Entry (access arm)	23.2	13.5

Site boundary measurements are marked along the outer edge of the plan. Junction splays 1.5 × 1.5 m.

Owner
Signature and date

Licensed surveyor / RE
Signature, licence no. and date

Drawing no.	Option	Date
S2T/BKD/L-02 R1	**2 (rev.)**	**04-11-2026**

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PLOT SCHEDULE

PLOT	TYPE	SQ.M	SQ.FT	CENTS	FRONTAGE M	SIDES M
1	Residential	151.23	1,628	3.74	10.15	15.94 / 10.05 / 14.15 / 10.21
2	Residential	134.33	1,446	3.32	10.15	7.25 / 14.15 / 10.05 / 13.14 / 2.93
3	Residential	136.85	1,473	3.38	10.15	10.10 / 13.14 / 10.05 / 14.09
4	Residential	146.31	1,575	3.62	10.15	14.09 / 10.05 / 15.03 / 10.10
5	Residential	155.76	1,677	3.85	10.15	15.03 / 10.05 / 15.97 / 10.10
6	Residential	145.97	1,571	3.61	13.39	15.97 / 9.86 / 1.71 / 18.53 / 8.00
7	Residential	116.02	1,249	2.87	18.75	2.12 / 7.02 / 11.79 / 12.77 / 9.50
8	Residential	130.62	1,406	3.23	9.10	12.77 / 9.65 / 16.25 / 9.00
9	Residential	161.92	1,743	4.00	9.10	16.25 / 9.65 / 19.73 / 9.00
10	Residential	180.05	1,938	4.45	9.10	16.59 / 9.00 / 19.73 / 5.39 / 6.45
11	Residential	156.38	1,683	3.86	24.72	13.50 / 10.50 / 15.00 / 9.00 / 2.12
12	Residential	156.38	1,683	3.86	24.72	2.12 / 9.00 / 15.00 / 10.50 / 13.50
13	Residential	157.50	1,695	3.89	10.60	10.50 / 15.00 / 10.50 / 15.00
14	Residential	157.50	1,695	3.89	10.60	10.50 / 15.00 / 10.50 / 15.00
15	Residential	157.50	1,695	3.89	10.60	10.50 / 15.00 / 10.50 / 15.00
16	Residential	157.50	1,695	3.89	10.60	10.50 / 15.00 / 10.50 / 15.00
17	Residential	157.50	1,695	3.89	10.60	10.50 / 15.00 / 10.50 / 15.00
18	Residential	157.50	1,695	3.89	10.60	10.50 / 15.00 / 10.50 / 15.00
19	Residential	157.50	1,695	3.89	10.60	10.50 / 15.00 / 10.50 / 15.00
20	Residential	242.37	2,609	5.99	12.26	17.00 / 20.15 / 15.00 / 12.16
21	Residential	199.64	2,149	4.93	36.68	2.12 / 13.00 / 15.00 / 9.65 / 0.49 / 1.05 / 14.19 / 7.38 / 6.70
22	Residential	133.88	1,441	3.31	23.22	2.12 / 7.50 / 15.00 / 9.00 / 13.50
23	Residential	135.00	1,453	3.34	9.10	9.00 / 15.00 / 9.00 / 15.00
24	Residential	135.00	1,453	3.34	9.10	9.00 / 15.00 / 9.00 / 15.00
25	Residential	135.00	1,453	3.34	9.10	9.00 / 15.00 / 9.00 / 15.00
26	Residential	135.00	1,453	3.34	9.10	9.00 / 15.00 / 9.00 / 15.00
27	Residential	135.00	1,453	3.34	9.10	9.00 / 15.00 / 9.00 / 15.00
28	Residential	166.14	1,788	4.11	14.47	2.12 / 0.75 / 10.59 / 3.27 / 7.86 / 15.00 / 11.50
29	Residential	133.88	1,441	3.31	23.22	13.50 / 9.00 / 15.00 / 7.50 / 2.12
30	Residential	135.00	1,453	3.34	9.10	9.00 / 15.00 / 9.00 / 15.00
31	Residential	135.00	1,453	3.34	9.10	9.00 / 15.00 / 9.00 / 15.00
32	Residential	135.00	1,453	3.34	9.10	9.00 / 15.00 / 9.00 / 15.00
33	Residential	135.00	1,453	3.34	9.10	9.00 / 15.00 / 9.00 / 15.00
34	Residential	174.07	1,874	4.30	6.45	16.86 / 18.31 / 6.35 / 15.00
SB	Canal setback strip (left free)	312.50	3,364	7.72	0.00	12.30 / 1.29 / 27.40 / 2.67 / 3.46 / 50.13 / 3.02 / 50.16 / 41.22 / 3.00
A	Common usage – Local Body	70.95	764	1.75	5.50	16.59 / 8.76 / 9.69 / 5.40
B	Common usage – TANGEDCO	31.53	339	0.78	25.90	5.97 / 9.69 / 4.11 / 2.27 / 14.95 / 9.91
OSR	OSR park	618.25	6,655	15.28	33.42	21.73 / 33.32 / 15.94 / 32.71
	Total excluding roads	**6,172.53**				

Areas are net of the 3.0 m canal setback strip. Boundary from the client's site drawing; the drawing grid is taken as north-up. All figures are to be confirmed against the patta, FMB sketch and field survey before submission.

For Step2 TNCDBR · COS Consultancy Services
Signature and date

Received by client
Signature and date