MOST PLOTS: PLOTTED LAYOUT, 2.97 ACRES (12,000 sq.m)

Layout Land - Madambakkam · Madambakkam, Tambaram, Chengalpattu · Residential · Local body: Municipal corporation

Tamil Nadu Combined Development and Building Rules, 2019, rule 47 as amended to 30 Oct 2026 · 3 streets across from the frontage, open to the adjoining land

CONCEPT, not for submission. Boundary from the plot as entered; confirm by survey before marking.

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Residential plots · Commercial plots · EWS plots · Open space reservation · Public purpose · Roads, splays, turnarounds (gifted)

SALEABLE	PLOTS	ROADS	RULE CHECK
60.2%	**50**	**22.6%**	**Clear**
7,220 sq.m · 77,719 sq.ft	159 to 273 sq.m	2,707 sq.m	14 points checked

AREA STATEMENT

DESCRIPTION	NOS	SQ.M	SQ.FT	% SITE	% NET
Total site area		**12,000.0**	**129,167**	**100.00**	**129.13**
Roads, splays and turnarounds (gifted to the local body)		2,706.8	29,135	22.56	29.13
Net layout area (excluding roads)		**9,293.3**	**100,032**	**77.44**	**100.00**
Commercial plots	6	1,639.4	17,646	13.66	17.64
Residential plots	35	5,581.0	60,073	46.51	60.05
EWS plots (rule 47(9), sold only to EWS buyers)	9	956.7	10,298	7.97	10.29
Open space reservation (gifted)	6	956.7	10,298	7.97	10.29
Public purpose (0.5% local body, 0.5% TANGEDCO or local body)	1	159.5	1,716	1.33	1.72
Total saleable	**41**	**7,220.3**	**77,719**	**60.17**	**77.69**

TNCDBR 2019 RULE CHECK

RULE	REQUIREMENT	PROVIDED	STATUS
47(1)(a)	Access road at least 7.0 m (Municipal corporation)	Side A on a 12.0 m road	OK
47(2)	Service road where the site abuts a highway	Not on a highway: not applicable	N/A
47(3)(a)B	Street width by its length: 7.2 m up to 120 m, 10 m to 240 m, 12 m to 400 m, 18 m to 1,000 m	Road R1 9.0 m, 100 m long (open-ended); Road R2 9.0 m, 100 m long (open-ended); Road R3 9.0 m, 100 m long (open-ended)	OK
47(3) note 2	A road extendable to the adjoining land is at least 9 m	Road R1 9.0 m, Road R2 9.0 m, Road R3 9.0 m	OK
47(4)	Cul-de-sac up to 60 m with a 9 x 9 m turnaround	No dead-end street	N/A
47(5)	Splays at every junction by the narrower road (1.5 m up to 12 m, 4.5 m to 30.5 m, 6 m beyond)	6 splays, 1.5 x 1.5 m	OK
47(3) note 1	Minimum plot 72 sq.m (EWS 32 sq.m)	Smallest plot 159.5 sq.m	OK
47(6)	Above 10,000 sq.m: 10% of the area excluding roads as land, at least 100 sq.m and 10 m wide	956.7 sq.m reserved (10.3% of net)	OK
47(7)(a)	Roads and OSR gifted free to the local body by registered deed before sanction	Before layout sanction (G.O. 181 procedure)	Note
G.O. 141	Developer may build the roads, drains and lights; maintains until 60% of plots are developed or 5 years	Costed on sheet 2	Note
47(8)	1% of layout area excluding roads for public purpose (0.5% local body, 0.5% TANGEDCO or local body)	159.5 sq.m (1.72% of net)	OK
47(9)	Residential layout above 10,000 sq.m: 10% of layout area excluding roads as EWS plots	956.7 sq.m in 9 EWS plots	OK
16(6) / 17	Sites on roads of 12 m and above are deemed commercial	6 commercial plots on such roads	Check
7(2)(ii)	Layout scrutiny fee Rs 0.75 per sq.m of land	Rs 9,000	Cost

NOTES

1. Site 12,000.0 sq.m (129,167 sq.ft, 296.53 cents) from the plot as read for this report; confirm against the FMB and the patta before marking.
2. Laid under TNCDBR 2019 rule 47 as amended to 2026-10-30 (G.O. 16 of 2020, G.O. 181 of 2020, G.O. 141 of 2022, G.O. 58 of 2024, G.O. 129 of 2026, G.O. 194 of 2026). Local body taken as Municipal corporation: As stated in the brief.
3. The OSR parcel is at ground level on a road, to be gifted free of cost; the local body may let the residents' association maintain it.
4. Streets marked open-ended stop at the site boundary so the adjoining land can continue them (9 m, rule 47(3) note 2); the authority may ask for a 9 x 9 m turnaround until they are extended.
5. Plots on roads of 12 m and above are shown commercial under the deeming rule; the master plan zone and the authority settle their use.
6. The plot sits in 3 mapped zones the layout must answer to: Master plan land use; Defence establishment buffer; Flood. Run the building Build Scope on the same pin for the full clearance list.
7. Gutters drain to the access street; levels, the outfall and the soil are the surveyor's to confirm.
8. Confirm the land use zone in the master plan or DDP; agricultural land needs reclassification before a layout is sanctioned.

SHEET 2: PLOT SCHEDULE, DEVELOPMENT COSTING, SELLING RATE AND FEASIBILITY

Layout Land - Madambakkam · rates of 30 Oct 2026, indicative · land cost Rs 6.00 Cr included, selling rates set by cost-plus

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PLOT SCHEDULE (50 PLOTS)

PLOT	USE	FACES	FRONT M	SQ.M	SQ.FT	PLOT	USE	FACES	FRONT M	SQ.M	SQ.FT
C1	Commercial	Access street	10.00	273.2	2,941	**20**	Residential	Road R2	10.29	159.5	1,716
C2	Commercial	Access street	10.00	273.2	2,941	**21**	Residential	Road R2	10.29	159.5	1,716
C3	Commercial	Access street	10.00	273.2	2,941	**22**	Residential	Road R2	10.29	159.5	1,716
C4	Commercial	Access street	10.00	273.2	2,941	**23**	Residential	Road R2	10.29	159.5	1,716
C5	Commercial	Access street	10.00	273.2	2,941	**24**	Residential	Road R2	10.29	159.5	1,716
C6	Commercial	Access street	10.00	273.2	2,941	**25**	Residential	Road R2	10.29	159.5	1,716
1	Residential	Road R1	10.29	159.5	1,716	**26**	Residential	Road R3	10.29	159.5	1,716
2	Residential	Road R1	10.29	159.5	1,716	**27**	Residential	Road R3	10.29	159.5	1,716
3	Residential	Road R1	10.29	159.5	1,716	**28**	Residential	Road R3	10.29	159.5	1,716
4	Residential	Road R1	10.29	159.5	1,716	**29**	Residential	Road R3	10.29	159.5	1,716
5	Residential	Road R1	10.29	159.5	1,716	**30**	Residential	Road R3	10.29	159.5	1,716
6	Residential	Road R1	10.29	159.5	1,716	**31**	Residential	Road R3	10.29	159.5	1,716
7	Residential	Road R1	10.29	159.5	1,716	**32**	Residential	Road R3	10.29	159.5	1,716
8	Residential	Road R1	10.29	159.5	1,716	**33**	Residential	Road R3	10.29	159.5	1,716
9	Residential	Road R1	10.29	159.5	1,716	**34**	Residential	Road R3	10.29	159.5	1,716
10	Residential	Road R1	10.29	159.5	1,716	**35**	Residential	Road R3	10.29	159.5	1,716
11	Residential	Road R2	10.29	159.5	1,716	**E1**	EWS	Road R1	10.29	191.4	2,060
12	Residential	Road R2	10.29	159.5	1,716	**E2**	EWS	Road R1	6.17	95.7	1,030
13	Residential	Road R2	10.29	159.5	1,716	**E3**	EWS	Road R1	6.17	95.7	1,030
14	Residential	Road R2	10.29	159.5	1,716	**E4**	EWS	Road R1	6.17	95.7	1,030
15	Residential	Road R2	10.29	159.5	1,716	**E5**	EWS	Road R1	6.17	95.7	1,030
16	Residential	Road R2	10.29	159.5	1,716	**E6**	EWS	Road R1	6.17	95.7	1,030
17	Residential	Road R2	10.29	159.5	1,716	**E7**	EWS	Road R1	6.17	95.7	1,030
18	Residential	Road R2	10.29	159.5	1,716	**E8**	EWS	Road R1	6.17	95.7	1,030
19	Residential	Road R2	10.29	159.5	1,716	**E9**	EWS	Road R1	6.17	95.7	1,030
Total saleable			**7,220.3 sq.m**			**77,719 sq.ft**			**178.42 cents**		

ROAD, DRAIN, STREET LIGHT AND PLANTER COSTING

ITEM	QTY	UNIT	RATE RS	AMOUNT RS
BT road: 300 mm gravel, two layers WBM, 50 mm BM, 20 mm SDBC (roads incl. splays and turnarounds)	2,706.8	sq.m	1,450	3,924,788
Rain-water gutter: RCC U-drain 0.6 x 0.6 m with cover slab, both sides of every internal road	600.0	rm	5,200	3,120,000
Pipe culverts at junctions and drain crossings (600 mm NP3)	3	nos	55,000	165,000
Outfall connection to the existing street drain	1	LS	60,000	60,000
Street lights: 7 m GI pole, 40 W LED, UG cable, feeder pillar (staggered about 22 m)	14	nos	42,000	588,000
Avenue planters: tree guard, pit, sapling (about 8.5 m c/c, one side)	36	nos	3,000	108,000
Rain-water recharge pits in road verges (one per 50 m of road)	6	nos	40,000	240,000
Survey, boundary stones and plot marking	50	plots	2,000	100,000
Entrance arch and name board at the access street (optional)	1	LS	350,000	350,000
Other planning authority and local body charges, gift deed registration (allowance, confirm)	1	LS	300,000	300,000
Layout scrutiny fee at Rs 0.75 per sq.m (rule 7(2)(ii))	12,000.0	sq.m	1	9,000
Sub-total				8,964,788
Contingency 5%				448,239
Total development cost				**9,413,027**

Development cost per saleable sq.ft: Rs 121

SELLING RATE FROM THE BUYING COST (COST-PLUS)

Land purchase price	Rs 6.00 Cr
Stamp duty and registration on the purchase	Rs 0.54 Cr
Development cost (table above)	Rs 0.94 Cr
Total cost	**Rs 7.48 Cr**
Cost per saleable sq.ft (77,719 sq.ft)	**Rs 963**

SCENARIO	RESIDENTIAL RS/SQ.FT	COMMERCIAL	EWS	GROSS SALES	MARKETING	PROFIT / (LOSS)
Break-even	**699**	1,747	419	Rs 7.71 Cr	Rs 23.1 L	**Rs 0.00 Cr**
15% margin	**804**	2,009	482	Rs 8.87 Cr	Rs 26.6 L	**Rs 1.12 Cr**
25% margin	**874**	2,184	524	Rs 9.64 Cr	Rs 28.9 L	**Rs 1.87 Cr**
At your expected rate	**3,600**	9,000	2,160	Rs 39.73 Cr	Rs 119.2 L	**Rs 31.06 Cr**
At guideline value	**1,800**	4,500	1,080	Rs 19.87 Cr	Rs 59.6 L	**Rs 11.79 Cr**

1. Stamp duty 7% and registration 2% on the land purchase.
2. Marketing and brokerage 3% of gross sales.
3. Commercial plots at 2.5 times the residential rate; EWS plots at 60% of it.
4. Rates are indicative (2026-10-30); the market rate is yours to confirm against registered sales (Price Map) and the guideline value.