

**PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY**

No.PPA / 3774 / 778/PPA/Z(MCP/Layout/IP-APP)/2018

Dated: 11.0 DEC 2018

To

1.Thiru. S.Varadharamanujam, 2. Thiru. S.Sambasivam,
No.8, Indira Gandhi Street,
East Shanmugapuram,
Villupuram.
Tamil Nadu-605 602.

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name and style of "Sri Supreme Nagar" at R.S.No. 26/4pt, 26/5, 28/1, 31/1pt, Thirubuvanai Revenue Village, Mannadipet Commune Panchayat, Puducherry – reg.

Ref: 1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.2.2018.

2. Your application dated;05.04.2018.

3.This Authority's letter No.778/PPA/Z(MCP/Layout/IP-APP)/2018/7461, dated; 17.11.2018.

With reference to your application dated; 05.04.2018 for regularization of unapproved residential layout in the name of "Sri Supreme Nagar" at R.S.No. 26/4pt, 26/5, 28/1, 31/1pt, Thirubuvanai Revenue Village, Mannadipet Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following conditions.

1. Area details; -

Sl. No.	Description	Nos.	Extent.(sqm)
i.	Layout area		12231.47.sqm
ii.	Total number of plots	97	10711.07.sqm
iii.	Plots sold	1	113.77.sqm
iv.	Unsold plots	96	10597.30.sqm
v.	Area of road portion		1520.40.sqm
vi.	O.S.R. required	10% of unsold plot area	1060.00.sqm
vii.	O.S.R. proposed	Nil	Nil

2. Details of remitted ;-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Regularization charges	10597.30	30/-	3,17,919/-
2.	Land conversion charges	10597.30	75/-	7,94,798/-
3.	OSR charges	1060 (11403.Sqf)	140/-	15,96,420/-
4.	Scrutiny fee			Nil

3. The In-principle layout frame work approval is issued based on the details of area relating to the extent of site, sold and unsold plots declared by the Layout promoter/ Owners/Authorized Signatory.
4. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
5. The Layout Promoter /Owners/Authorized Signatory shall be responsible to tally the layout plan on the ground in all respects viz. R.S.No. of the land, extent, boundaries of the layout site, etc.,
6. The Layout Promoter /Owners/Authorized Signatory shall settle any legal disputes in the court of law in respect of the layout for which this in-principle layout frame work approval is issued and the Puducherry Planning Authority shall be indemnified.
7. The In-principle layout frame work approval issued for this layout will be revoked if the same has been obtained by furnishing any false information / statement / suppression of facts or misrepresentation of material facts in the application on which In-principle layout frame work approval has been issued.
8. Unsold plots in the Layout shall be sold and registered only after remittance of road development charges ₹.180 per sq.m of Plot area through Demand Draft drawn from any nationalized bank in favour of The Commissioner, Mannadipet Commune Panchayat, payable at Puducherry.
9. Road portions, has been handed over to Commissioner, Mannadipet commune Panchayat, Puducerry vide reference No.F.No.11-1/MCP/Rev/2018-19. dated; 30.10.2018 (Gift Deed No.22535/2018 dated; 29.10.2018).
10. Necessary clearance shall be obtained from the Archeological survey of India for the plots falls between 100m to 300m radius of "Sri Varadaraja Perumal Temple" Thirubuvanai on case to case at the terms of approval. i.e. Plot Nos.1,62, 63,91,92,93,94,95 & 96 in the layout.

Yours faithfully

flr

(M.KANDARSELVAN)
MEMBER SECRETARY

Encl One copy of layout of "In-principle layout frame work approval".

Copy Submitted to:

The Chief Town Planner,
Town and Country Planning Department,
Puducherry.

....along with a copy of the layout of "In-principle layout frame work approval"

Copy to:

1. The Commissioner,
Mannadipet Commune Panchayat,
Puducherry

....along with a copy of the layout of "In-principle layout frame work approval"

2. The Sub Registrar,
Office of the Sub Registrar
Thirukkanur, Puducherry

....along with a copy of the layout of "In-principle layout frame work approval"

3. The Director,
Directorate of Survey and Land records,
Puducherry.

....along with a copy of the layout of "In-principle layout frame work approval"

4. The Executive Engineer,
Irrigation Division,
Public Works Department, Puducherry

....for information