

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No. 498/PPA/Z(NCP/Layout/IP-APP)/2018/ P. NO: 788

Dated:

8 JUN 2018

To

1.Thiru.R.Gayathiri devi,
2.Thiru.Prassanakumar Power agent of
Tmt.R.Gayathiri devi,
No.37, 4th cross street,
2nd street, Rainbow Nagar,
Puducherry -11.

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name and style of "Raja Nagar" at R.S.No.120/1Cpt, Kariamanikam to Maducarai main road, Maducarai Revenue Village, Nettapakkam Commune Panchayat, Puducherry, promoted by Thiru.Prassana kumar – 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; 12.03.2018.
3.This Authority's letter No.498/PPA/Z(NCP/Layout/IP-APP)/2018/2961 dated;14.05.2018.

With reference to your application dated; 12.03.2018 for regularization of unapproved residential layout in the name of "Raja Nagar" at R.S.No.120/1Cpt, Kariamanikam to Maducarai main road, Maducarai Revenue Village, Nettapakkam 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		12017.74
ii.	Total number of plots	83	9577.22
iii.	Plots sold	48	5863.38
iv.	Unsold plots	35	3713.84
v.	Area of road portion		2440.52
vi.	O.S.R. proposed		Nil

2. Details of fees remitted ;-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount (₹)
1	Regularization charges	3713.84	₹.30	₹.1,11,415
2.	Land conversion charges	3713.84	₹.100	₹.3,71,384
3.	OSR charges	185.69	₹.170 per sqft	₹.3,39,665
4.	Scrutiny fee			₹.17,500

3. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No No. 238/PW/EEI/DB/C-19/2018-19/1512, dated 24.04.2018, shall be strictly adhered to (Copy enclosed).

-2/-

4. 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.
5. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
6. 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.,
7. 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.
8. 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.
9. 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, concerned Commune Panchayat, payable at Puducherry.
10. Road portion, has been handed over to Commissioner, Nettapakkam commune Panchayat, Puducerry vide reference No.F.No.8377/2018(works)/Net.Cp dated;11.05.2018 (Gift Deed No.8621/2018 dated;02.05.2018).

Yours faithfully

ok
M. V. Vidjea Nehru
8/16/18
(V.VIDJEA NEHRU)
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,
Nettapakkam 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
Bahour, 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