

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

No. 555/PPA/Z(ACP/Layout/IP-APP)/2018/P-No: 811

Dated:

13 JUN 2018

To

1.Thiru.P.Kaliamoorthy, 2.Thiru.P.Karthikaiveeran,
3. Tmt.S.Saraswathy, 4.Tmt.R. Kalaiselvi & Tmt.5.K.Jayalakshmi,
No.30, Thanner thotti street,
Manavelly, Ariyankuppam,
Puducherry.

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name and style of "Thiyagi Peramichi Nagar" at R.S.No.140/1Apt, Sudalai road, Manavelly Revenue Village, Ariyankuppam 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; 15.03.2018.
3.This Authority's letter No.555/PPA/Z(ACP/Layout/IP-APP)/2018/3186 dated;25.05.2018.

With reference to your application dated; 15.03.2018 for regularization of unapproved residential layout in the name of "Thiyagi Peramichi Nagar" at R.S.No.140/1Apt, Sudalai road, Manavelly Revenue Village, Ariyankuppam 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		6955.60
ii.	Total number of plots	46	5601.95
iii.	Plots sold	7	768.59
iv.	Unsold plots	39 & OSR	4833.36
v.	Area of road portion		1353.65
vi.	O.S.R. proposed		485.22

2. Details of fees ;-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount (₹)
1	Regularization charges	4833.36	₹.30	₹.145001
2.	Land conversion charges	4833.36	₹.100	₹.483336
3.	OSR charges		OSR Handed over to ACP	
4.	Scrutiny fee			₹.20,000

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, concerned Commune Panchayat, payable at Puducherry.
9. Road portion, has been handed over to Commissioner, Ariyankuppam commune Panchayat, Puducerry vide reference No.F.No.51-2/ACP/2017-18/1951 dated;15.05.2018 (Gift Deed No.8316/2018 dated;03.05.2018).

Yours faithfully

o/c
M. Vidjea Nehru
13/6/18
(V.VIDJEA NEHRU)
MEMBER SECRETARY
P. S.
12/6/18

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,
Ariyankuppam 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
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"