

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

No.PPA / 462 / 802 /PPA/Z(ACP/Layout/IP-APP)/2019

Dated:

25 JAN 2019

To

1. Tmt. R. Mangalam,
2. Thiru. K. Ravichandiran,
3. Tmt. R. Vasuki,
4. Thiru. R. Ganesh

Represented by Power Agent Tmt. R. Mangalam

No.125, Esawaran koil Street, Puducherry - 605 001.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Sri Mangal Avenue", R.S. No.17/1, Manavelly Revenue Village, Ariyankuppam Commune, Puducherry, promoted by Tmt. R. Mangalam – In-Principle Layout Frame Work Approval – Issued - 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. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.

3. Your application dated; 06.04.2018.

4. This Authority's letter No.802/PPA/Z(ACP/Layout/IP-APP)/2018/392, dt:17.01.2019.

With reference to your application dated; 06.04.2018 for regularization of unapproved residential layout in the name of "Sri Mangal Avenue", R.S. No.17/1, Manavelly Revenue Village, Ariyankuppam Commune,, Puducherry, "In-Principle Layout Frame Work Approval" is hereby accorded for the said layout subject to the following conditions.

1. Area details; -

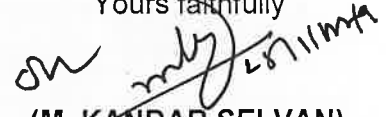
Sl. No.	Description	Nos.	Extent.(sqm)
i.	Layout area		6900.15sqm
ii.	Total number of plots	56	5418.15sqm
iii.	Sold plots	3	233.27sqm
iv.	Unsold plots	53	5184.00sqm
v.	Area of road portion		1482sqm
vi.	Toal O.S.R. provide Nil	----	----

2. Details of payment made by the applicant:-

S.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Ealance Scrutiny fee Rs.26,500/- (Already paid Rs.27,000/- vide Receipt No.222816 dt:05.02.2018	53 Nos. of unsold Plots	Rs.500/-	Nil
2	Regularization charges vide CD No.804732 dt:18.1.2019 (South Indian Bank)	5184.88sqm	Rs.30 /- per sqm	Rs.1,55,547/-
3.	Land conversion charges (vide DD No.804799 dt:22.1.2019) (South Indian Bank)	5184.88sqm	Rs.75/- per sqm	Rs.3,88,866/-
4.	CSR charges (vide DD No.804749,804750, 804751 dt:19.1.2019) (South Indian Bank)	518.48 sqm (5578.84)sq.ft	Rs.390/- per sqft	Rs.21,75,748/-

1. 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.
2. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
3. 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,.
4. 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.
5. 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.
6. Unsold plots in the Layout shall be sold and registered only after remittance of road development charges Rs.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.
7. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No. 1135/PW/EEI/DB/C-19/2018-19/2337 dated 29.06.2018, shall be strictly adhered to.
8. Road portions, has been handed over to Commissioner, Ariyankuppam commune Panchayat, Puducerry vide reference No.51-9/2018-Rev/ACP/2585 dated; 31.12.2018 (Gift Deed No.26646/2018 dated; 28.12.2018).

Yours faithfully


(M. KANDAR SELVAN)
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,
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"