

PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY

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No.589/PPA/Z(ACP/UNAPPROVED LAYOUT/R)/2018 - 19/ 4035

Date:

3 JUN 2019

To

Thiru. Subramanian for himself,

1. Tvl. Selvarani@Amurthakannu, 2. Kumaravel,  
3. Andndharaj, 4.Arulraj, 5.Eswari, 6.Veerappan,  
7.Ramu@Selvarasu, 8.Ramesh, 9.Vetrikodi,  
10.Sivanandham, 11. Rangantha Counder,  
12. Govindasamy, 13. Govindammal, 14. Ariputhiri@Manjini,  
15. Mahalakshmi, 16.Thanigachalam all 16 members represented by their power agent  
Thiru. C. Canagaradjou, (Layout promoter)

No.36, Aravindar Nagar,  
Murungapakkam,  
Puducherry.

Sirs,

Sub: PPA - Regularization of unapproved residential layout in the name of  
"Venkateswara Nagar Extension- I" at R.S. No. 106/1pt., 2, 3, 4, 5, 6,  
7, 9pt., 10pt., 107/6, 108/2pt. & 139/1, Andiarpalayam,  
Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat,  
Puducherry – Reg.

Ref: 1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20<sup>th</sup> October 2017 &  
G.O.Ms.No.2/2018-Hg, dated 23.2.2018.  
2. Your application dated; 19.3.2018.  
3. This Authority's letter No.589/PPA/Z(VCP/Layout/IP-APP)/2018/3531,  
dated:24.5.2019.

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With reference to your application dated 19.3.2018 for regularization of unapproved residential layout in the name of "Venkateswara Nagar Extension- I" at R.S. No. 106/1pt., 2, 3, 4, 5, 6, 7, 9pt., 10pt., 107/6, 108/2pt. & 139/1, Andiarpalayam, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, "**in-principle layout frame work approval**" is hereby accorded for the said layout subject to the following conditions.

Area details:-

Sl. No.	Description	Nos.	Extent.(sqm)
i.	Layout area		17174.00
ii.	Total number of plots	135	13848.81
iii.	Plots sold	126	13012.61
iv.	Unsold plots	9	827.68
v.	Area of road portion		3325.19
vi.	O.S.R. required	5% of unsold plot area	43.08
vii.	O.S.R. proposed		Nil.

Details of fees:-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Regularization charges	827.68	₹30/-	₹24,830/-
2.	Land conversion charges	827.68	₹75/-	₹62,076/-
3.	OSR charges	43.08	₹250/- per sqft (average)	₹1,15,885/-
4.	Scrutiny fee			₹4,500/-

1. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No. 681/PW/EEI/DB/C-19/2018-19/1894, dated 25.5.2018, shall be strictly adhered to (Copy enclosed).
2. **Reserve portion denoted as R14 is excluded from this in-principle layout frame work approval.**
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. Resurvey number 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 and execution of gift deed to the commune panchayate 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.

Date: **E3 JUN 2019**

9. Road portion has been handed over to Commissioner, Ariyankuppam commune Panchayat, Puducherry vide reference No. 51-6/2018-19/ACP/2668, dated 30.1.2019 (Gift Deed No. No. 803/2019 dated. 07.1.2019).

Yours faithfully

*only 3/6/19 msp*  
(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  
Ariyankuppam, 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