

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

No.PPA / 221 / 2388 / PPA/Z(NCP/Layout/IP-APP)/2019-2020

Dated: 12 MAY 2020

To

**Thiru.R.Perumal Raja, Self and Power Agent of Principal owners Tvl.1.Dhamodiran,  
2.Balaraman, 3.Kumar, 4.Latchumy.**

No.5, VRS Nagar,  
Kumarapetai, Patharikuppam Post,  
Cuddalore District, Tamilnadu.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Om Muruga Nagar" situated at R.S. No.14/8, 15/1pt,2,3,4, Madukarai Revenue Village, Nettapakkam Commune Panchayat, Puducherry, promoted by **Thiru.R.Perumal Raja** – In-Principle Layout Frame Work Approval – issued - 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. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 22.02.2019.  
4. This Authority's letter No.2388/PPA/Z(NCP/LAYOUT)/RUL/2019/885, dt:21.02.2020.  
5. This Authority's letter No.2388/PPA/Z(NCP/LAYOUT)/RUL/2019/1425 dt:18.03.2020.  
6. This Authority's letter No.2388/PPA/Z(NCP/LAYOUT)/RUL/2019/2256 dt:07.05.2020.

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With reference to your application dated 22.02.2019 for regularization of unapproved residential layout in the name of "Om Muruga Nagar" situated at **R.S. No.14/8, 15/1pt,2,3,4, Madukarai 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		26,098.86sq.m
ii.	Total number of plots	212	20,428.73sq.m
iii.	Plots sold	13	1,576.33sq.m
iv.	Unsold plots	199	18,852.40sq.m
v.	Area of road portion		5,670.13sq.m
vi.	O.S.R. required	10% of unsold plot area	1,885.24sq.m
vii.	O.S.R. Handed over to NCP & Electricity, from unsold plots		1,813.18sq.m
viii.	O.S.R still required		72.06sq.m

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Balance Scrutiny fee [vide Receipt No. 236188 dt:22.02.2019, vide receipt No.253763 dt:19.03.2020, vide receipt No.254133 dt:08.05.2020]	212 (13 plots sold) (199 Nos. of unsold plots)	Rs.500/- per plot	<b>Rs.99,500/-</b>
2	Regularization charges [vide DD No.305609 dt:19.03.2020 UCO Bank, vide DD No.530168 dt:07.05.2020 Indian Bank]	18,852.40sq.m	Rs.30/- per sq.m	<b>Rs.5,65,572/-</b>
3	Land conversion charges [vide DD No.305607 dt.19.03.2020 UCO Bank, vide DD No.530167 dt:07.05.2020 Indian Bank]	18,852.40sq.m	Rs.75/- per sq.m	<b>Rs.14,13,930/-</b>
4	OSR 10% required	1885.24sq.m	-	<b>Nil</b>
5	OSR proposed	1813.18sq.m	-	<b>Nil</b>
6	OSR still required [vide DD No.305608 dt.19.03.2020 UCO Bank]	72.06sq.m	Rs.170/- per sq.ft	<b>Rs.2,85,996/-</b>

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. Road portions, has been handed over to Commissioner, Nettapakkam commune Panchayat, Puducherry vide reference No.10-52/Net.CP/Works/2019-20, dt:09.03.2020 [Gift deed No.5751/2020 dt:06.03.2020].
8. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.

Yours faithfully

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*up*  
  
**(M. KANDAR SELVAN)**  
**MEMBER SECRETARY** 2/11

**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.

.... for kind information

**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  
 Nettapakkam, Puducherry

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

3. The Nodal officer,  
 Puducherry Real Estate Regulatory Authority,  
 Puducherry

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