

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

(545)

No.PPA / 44 / 373 / PPA/Z(MCP/Layout/IP-APP)/2020-24

Dated:

7 FEB 2024

To
Tmt. K. Lakshmi,
No. 13, Kamar Street,
Sugumar Nagar, kalitheerthalkuppam,
Puducherry-605107.

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name of "Sri Manakula Vinayagar Nagar" situated at R.S. No. 17/3, Madagadipet Revenue Village, Mannadipet Commure Panchayat, Puducherry - 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 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 21.01.2020.
4. This Authority's letter No. 373/PPA/Z(MCP/Layout/IP-APP)/2020-2023/160, dt:19.01.2024.

With reference to your application dated 21.01.2020 for regularization of unapproved residential layout in the name of "Sri Manakula Vinayagar Nagar" at R.S. No. 17/3, Madagadipet Revenue Village, Mannadipet Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following:-

1. Area details; -

Sl. No	Description	Nos.	Extent
i.	Layout area	-	11061.56sqm.
ii.	Total number of plots	92 Nos.	8782.88sq.m
iii.	Sold plots	46 Nos.	4388.92sq.m
iv.	Unsold plots	46 Nos.	4393.96sq.m
v.	Area of road pcrtion	-	2278.68sq.m
vi.	Corner splay	-	2.25sq.m
vii.	O.S.R. requirec	5%	219.70sq.m
viii.	O.S.R. proposed(for erection of transformer)	-	35.15sq.m
ix.	O.S.R balance	-	184.55sq.m

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Scrutiny fee	92 Nos. (46 sold plots) (46 unsold plots)	Rs.500/-	Actual = Rs.23,000/- (Paid = Rs. 23,000/- vide receipt No.251410, dated 21.01.2020) Balance = Nil
2	Regularization charges	4393.96sq.m	Rs.30/- per sq.m	Rs.1,31,819/- (paid vide D.D. No.814782, dt.20.01.2024 of Indian Overseas Bank)
3.	Land conversion charges	4393.96sq.m	Rs.75/- per sq.m	Rs.3,29,547/- (paid vide D.D. No.814783, dt.20.01.2024 of Indian Overseas Bank)

Conditions:-

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 at the rate of 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 condition stipulated in the NOC issued by the Revenue Officer, Office of the Sub-Collector (Revenue), South, Puducherry vide No. 3153/SCRS/B7/PPA/2021/1632, dated: 07.09.2021 should be strictly adhered to.
8. Opinion received from the Legal Counsel of Puducherry Planning Authority, dated: 24.01.2022.
9. The condition stipulated in the NOC issued by the Executive Engineer(Rural) South O & M, Electricity Department, Puducherry, vide No. 1263/ED/EE-R(S)/Tech/F-PPA/2023-24, dated: 21.07.2023 should be strictly adhered to.
10. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.
11. Roads have been handed over to Commissioner, Mannadipet Commune Panchayat as confirmed vide letter No.68-93/MCP/2023-24/Works, dated 30.11.2023. (Gift deed registered vide No.35397, dated 22.11.2023). The conditions stipulated in the NOC issued should be strictly adhered to.

Yours faithfully,

(M. KANDAR SELVAN)
(M. KANDAR SELVAN)
MEMBER SECRETARY

Encl: One layout copy of "In-Principle Layout Frame Work Approval".

Copy for kind information to:

1. The Chief Town Planner,
Town and Country Planning Department,
Puducherry.
2. The Member,
Puducherry Real Estate Regulatory Authority,
Puducherry
3. The Sub Registrar,
Office of the Sub Registrar
Thirukanur,
Puducherry.
4. The Commissioner,
Mannadipet Commune Panchayat,
Puducherry.