

PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY

No.PPA / 305 / 2159/PPA/Z (NCP/Layout/IP-APP)/2019-23

Dated: 3 AUG 2023

To

1. Thiru. V. Damodaran,  
2. Thiru. V. Murugan,  
No. Ellaiyamman Koil Street,  
Korkadu & Post,  
Puducherry – 605 110.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Annai Nagar" situated at R.S. No.72/1Bpt, 72/3pt, Korkadu Revenue Village, Nettapakkam Commune Panchayat, Puducherry, promoted by Thiru. V. Damodaran, Thiru. V. Murugan, – 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 23.02.2018.  
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 19.02.2019.  
4. This Authority's letter No.2159/PPA/Z (NCP/UnApp-Layout)/2019-23/2318 dt: 06.07.2023.

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With reference to your application dated 19.02.2019 for regularization of unapproved residential layout in the name of " Annai Nagar " at R.S. No. 72/1Bpt, 72/3pt, Korkadu Revenue Village, Nettapakkam 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.(sqm)
i.	Layout area		4,020
ii.	Total number of plots	36	3102.18
iii.	Plots sold	20	1783.39
iv.	Unsold plots	16	1318.79
v.	Area of road portion		917.82
vi.	Percentage of sold plots	57.48%	
vii.	Whether access provided to adjacent lands.	Yes	
viii.	Area of land not subdivided		
ix.	O.S.R. required	5%	65.94
x.	O.S.R. proposed		

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate	Amount
1	Scrutiny fee Receipt No.235894dt:19.02.2019	(16 unsold plots)	Rs.500/- per plot	Rs.8000/- (Already paid, Balance = Nil)
2	Regularization charges vide DD No. 143898 dt. 20.07.2023 (City Union Bank)	1318.79sq.m	Rs.30/- per sq.m	Rs.39,564/-
3.	Land conversion charges vide DD No. 143897 dt. 20.07.2023 (City Union Bank)	1318.79sq.m	Rs.75/- per sq.m	Rs.98,909/-
4.	OSR Charges vide DD No. 143899 dt. 20.07.2023. (City Union Bank)	65.94sq m (709.51sqft)	Rs.170/- per sq.ft	Rs.1,20,617/-

**3. 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. Road portions have been handed over to Commissioner, Nettapakkam Commune Panchayat, Puducherry as confirmed vide reference F.No.16456/Works/NCP/2022-2023 dated 13.06.2023.
8. 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.
9. The condition stipulated in the undertaking giver thro' the notarized affidavit dated: 18.02.2023 submitted with respect to plot area for 4020.00sq.ft, should be strictly adhered.

Yours faithfully,

*o/e* *mk* 11/8/2023  
(M. KANDAR SELVAN)  
MEMBER SECRETARY  
7/14 *o/e* 01/08/2023

Encl One copy of layout 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 Chairman,  
Puducherry Real Estate Regulatory Authority,  
Puducherry.
3. The Director,  
Directorate of Survey and Land Records, Puducherry.
4. The Commissioner,  
Nettapakkam Commune Panchayat, Puducherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Bahour, Puducherry.