

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

No.PPA / 3785 / 3023 / PPA/Z(NCP/Layout/IP-APP)/2020

Dated: 05 AUG 2020

To

1. Thiru. V. Raghupathy,
2. Thiru. V. Ramachandran -- | Represented by Power Agent
No.63, 3rd Cross Street, Thiru. V. Raghupathy
Brindavanam,
Puducherry – 605 001.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Raman Nagar" situated at R.S.No.99/4, Korkadu Revenue Village, Nettapakkam Commune Panchayat, Puducherry, promoted by 1. Thiru. V. Raghupathy, 2. Thiru. V. Ramachandran – 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: 20.08.2018.
4. This Authority's letter No.3023/PPA/Z(NCP/Layout/IP-APP)/2019/2427, dt:26.05.2020.
5. This Authority's letter No.3023/PPA/Z(NCP)/Layout/IP-APP/2020/8828 dt:24.07.2020.

With reference to your application dated 20.08.2018 for regularization of unapproved residential layout in the name of "Raman Nagar" at R.S. No.99/4, Korkadu Revenue Village, Nettapakkam 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 |
|--------|-----------------------|------|--------------|
| i. | Layout area | - | 13700sq.m |
| ii. | Total number of plots | 68 | 10223.63sq.m |
| iii. | Total sold plots | 11 | 1498.24sq.m |
| iv. | Total unsold plots | 57 | 8725.39sq.m |
| v. | Area of road portion | - | 2531.93sq.m |
| vi. | O.S.R. required | Nil | 872.54sq.m |
| vii. | O.S.R. Proposed | 10% | 944.44sq.m |

2. Details of payment made by the applicant:-

| Sl.No. | Details | Extent | Rate in Rupees | Amount in Rupees |
|--------|--|---|------------------|---|
| 1. | Balance Scrutiny fee | 68 (11 plots sold) (57 Nos. of unsold plots) | Rs.500/- | Rs.28,500/- (Already paid Rs.32,000/-) Balance=Nil |
| 2. | Regularization charges vide DD No.460848 dt:27.07.2020 (UCO Bank) | 8725.39sq.m | Rs.30/- per sq.m | Rs.2,61,762/- |
| 3. | Land conversion charges vide DD No.460849 dt:27.07.2020 (UCO Bank) | 8725.39sq.m | Rs.75/- per sq.m | Rs.6,54,405/- |
| 4. | OSR 10% required | 872.54sq.m | - | Nil |
| 5. | OSR proposed | 944.71sq.m | - | Nil |

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.5332/Net.CP/Works/2020-21 dated 09.07.2020.
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

(M. KANDAR SELVAN)
MEMBER SECRETARY

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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.

Copy to:-

1. The Commissioner,
Nettapakkam Commune Panchayat,
Puducherry.
2. The Sub Registrar,
Office of the Sub Registrar
Bahour, Puducherry.
3. Director,
Directorate of Survey and Land Records, Puducherry.
4. Nodal Officer,
Puducherry Real Estate Regulatory Authority,
Puducherry.
5. The Superintending Engineer – III
Electricity Department,
Puducherry.

....With respect to the letter of the Executive
Engineer Rural (South) No.3852/ED/EE-R(S)/Tech/
F-27/2019-20 dt:06.02.2020.