

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

No. PPA/2468/8929/PPA/Z(ACP/Layout/IP-APP)/2018/

Dated: 19 OCT 2018

To
Thiru.S.Bouvanesvarane, Authorised Signatory represented by 1.Tmt.B.Shanthy,
2.S.Soundrapandiyan, 3.S.Karunagarapandiyan, 4.S.Gunasegarpandiyan,
5.R.Umamageswari, 6.K.Nirmaladevi, 7.N.Muthukumarasamy,
No.70, Airport Road,
Muthulingampet,
Puducherry-605 008

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Sree Lakam Avenue" at R.S. No.75/2A/2, 75/2A/4, 75/2A/3, 75/3Apt., 75/3B, 75/3C, 78/3, 78/6, 79/7, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Thavalakuppam to Nallavadu Road, Puducherry promoted by Thiru S.Bouvanesvarane – 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 & G.O.Ms.No.04/2018-Hg, dated 26.06.2018 & G.O.Ms.No.10/2018-Hg, dated 28.09.2018.

2. Your application dated; 13.12.2017 & 25.04.2018.

3.This Authority's letter No.8929/PPA/Z(ACP/Layout/IP-APP)/2018/6837, dated;16.10.2018.

With reference to your application dated; 13.12.2017 & 25.04.2018, for regularization of unapproved residential layout in the name of "Sree Lakam Avenue" at R.S. No.75/2A/2, 75/2A/4, 75/2A/3, 75/3Apt., 75/3B, 75/3C, 78/3, 78/6, 79/7, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Thavalakuppam to Nallavadu Road, 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.	Revised parameters Extent.(sqm)
i.	Layout area		23,890.00sqm
ii.	Total number of plots	198	18,506.00sqm
iii.	Plots sold	43	3,873.00sqm
iv.	Plots unsold	155	14,633.00sqm
v.	Area of road portion		5,384.00sqm
vi.	O.S.R. required	10% of unsold plot area	1,463.30sqm
vii.	O.S.R. proposed	74, 145, 146, 147, 148,149,150, 151, 153,154,155, 156, 157, 158, 159	1,479.40sqm

2. Details of fee remitted :-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Regularization charges	14633.00	30/-	₹.4,38,990/-
2.	Land conversion charges	14633.00	75/-	₹.10,97,475/-
4.	Scrutiny fee			₹.77,500/-

3. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No. 216/PW/EEI/DB/C-19/2018-19/1495, dated 23.04.2018, be strictly adhered to (Copy enclosed).
4. 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.
5. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
6. The Layout promoter should open out the compound wall at the end of the roads to provide access to the neighboring lands.
7. 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.,
8. 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.
9. 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.
10. 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.
11. Road & OSR portions, has been handed over to Commissioner, Ariyankuppam Commune Panchayat, Puducerry vide reference No.F.No.51-1/ACP/2017-18/2382 dated 27.09.2018 (Gift Deed No.20267 dated. 26.9.2018)



Yours faithfully

(Signature)
(V.VIDJEA NEHRU)
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