

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

No.PPA 4515 / 587 /PPA/Z(ACP/Layout/IP-APP)/2019

Dated:

To

18 JUN 2019

1. Thiru. Namasivayam,
2. Thiru. G. Ranganathan,
3. Tmt. A. Jaya & Others,
4. Tmt. M. Mahalatchumi,
5. Thiru. G. Ramu @ Selvarasu.
6. Tmt. P. Rajam,
7. Thiru. S. Patchaiappan @ Mahendiran,
8. Tmt. M. Narmadhadevi,
9. Tmt. G. Vetrikodi,
10. Thiru. A. Rajagopal,
11. Tmt. P. Rajeswari @ Sundari,
12. Tmt. A. Maheswari @Manonmani,

Represented by Power agent
Thiru. C. Canagaradjou

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of **"Venkateshwara Nagar Extension"** at R.S. . No. 106/7pt, 8, 9pt, 10pt, 12, 13pt, 137/6, 139/7,8,9,10,11, Thavalakuppam Revenue Village, Ariyankuppam Commune 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 23.2.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 19.03.2018.
4.This Authority's letter No.587/PPA/Z(ACP)/Layout/IP-APP/2019/3921 dt:13.06.2019.

With reference to your application dated 03.04.2018 for regularization of unapproved residential layout in the name of **"Venkateshwara Nagar Extension"** at R.S. No. 106/7pt, 8, 9pt, 10pt, 12, 13pt, 137/6, 139/7,8,9,10,11, Thavalakuppam Revenue Village, Ariyankuppam 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		9926.00sqm
ii.	Total number of plots	82	7885.65sqm
iii.	Total Sold Plot	58	5360.89sqm
iv.	Total Unsold plot	24	2524.76sqm
v.	Area of road portion	---	2040.35sqm

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Scrutiny fee vide DD No.018660 dt:17.07.2018 (HDFC Bank)	82 (58 plots sold) (24 Nos. of unsold plots)	Rs.500/-	(Already paid Rs.12,000/- vide Receipt No.223735 dt:19.03.2018) Balance = Nil

2	Regularization charges vide DD No.005598 dt:14.06..2019 (HDFC Bank)	2524.76sq.m	Rs.30/- per sq.m	Rs. 75,743/-
3.	Land conversion charges vide DD No.005599 dt:14.06..2019 (HDFC Bank)	2524.76sq.m	Rs.75/- per sq.m	Rs.1,89,357/-
4.	OSR 5% required	126.23sq.m		---
6.	Balance OSR charges vide DD No.005600 dt:14.06..2019 (HDFC Bank)	126.23sq.m (1359 sq.ft)	Rs. 250/- per sq.ft	Rs.3,39,750/-

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. The applicant shall fulfill to condition as prescribed in the NOC, which was issued by the Executive Engineer, Irrigation Division, Vide No.675/PW/EEI/DB/C-19/2018-19/1897 dt:25.05.2018.
8. Road portion of land has been handed over to Commissioner, Ariyankuppam commune Panchayat, Puducherry vide reference No.51-7/2018-19/ACP/2664 dated;30.01.2019 (Gift Deed No.805/2019 dated:18.01.2019

Yours faithfully

SK
mbj
1776/1/19
(M. KANDAR SELVAN)
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.

Copy to:

1. The Commissioner,
Ariyankuppam Commune Panchayat,
Puducherry
2. The Sub Registrar,
Office of the Sub Registrar
Puducherry.
3. The Director,
Directorate of Survey & Land Records, Puducherry.
4. The Executive Engineer,
Irrigation Division, PWD, Puducherry.

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