

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

No.PPA / **788** / 586 /PPA/Z(ACP/Layout/IP-APP)/2019

Dated: **4 FEB 2019**

To

1. Thiru. K. Thamizhmalarselvan,
No.23, Pudukulam Street,
Ariyankuppam, Puducherry.
2. Tmt. C. Jayalakshmi,
3. Tmt. T. Shanmugapriya,
4. Thiru. V.Thirumaran,
5. Tmt. T.Sumathi,
6. Thiru. R. Gunasekaran @ Ezhilraja,
7. Thiru. A. Thirumudi,
8. Thiru. A. Anandaya @ Anandarasu,
9. Thiru. A. Devaguru,
- 10.Thiru. A. Pugazhendi,
- 11.Thiru. A. Pagalavan
- 12.Thiru. A. Babu @ Dinakaran,
- 13.Thiru. R. Sakthisankar

Represented by Power Agent
Thiru. K. Thamizh Malarselvan

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of **"Vijaya Ma - Nagar"** at R.S. No. 89/4,89/6, 109/7, 109/2Apt, 109/2B pt, 109/2C, 111/1pt, 111/2pt, 111/3, 111/4, 111/6Bpt, 112/2, 112/3pt, 113/2B, 113/2Cpt, 113/2D/1pt, 114/2, 114/3, 114/6, 115/1A, 115/1B, 115/3B, Pooranankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, promoted by **Thiru. K. Thamizhmalarselvan** - 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.678/PPA/Z(ACP)/Layout/IP-APP/2018/116 dt:07.01.2019.
5. This Authority's letter No.678/PPA/Z(ACP)/Layout/IP-APP/2018/893, dt:31.01.2019.

With reference to your application dated 19.03.2018 for regularization of unapproved residential layout in the name of **"Vijaya Ma - Nagar"** at R.S.No. 89/4,89/6, 109/7, 109/2Apt, 109/2B pt, 109/2C, 111/1pt, 111/2pt, 111/3, 111/4, 111/6Bpt, 112/2, 112/3pt, 113/2B, 113/2Cpt, 113/2D/1pt, 114/2, 114/3, 114/6, 115/1A, 115/1B, 115/3B, Pooranankuppam 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		53262.00sqm
ii.	Total number of plots	283	35088.43sqm
iii.	Total Sold Plot	2Nos	222.96sqm
iv.	Total Unsold plot	281	34828.15sqm
v.	Area of road portion		14663.80sqm
vi.	O.S.R. Required	10% of unsold plot area	3482.81sqm
vii.	O.S.R. Proposed	Nil	3547.09sqm

2. Details of payment made by the applicant:-

S.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Balance Scrutiny fee	281 Nos. of unsold Plots	Rs.500/-	Rs.1,40,500/- (Already paid Rs.1,40,500/- vide Receipt No.223737 dt:19.03.2018) Balance = Nil
2	Regularization charges vide DD No.291653 dt.:01.02.2019 (SBI)	34865.47sqm	Rs.30 /- per sqm	Rs.10,45,965/-
3.	Land conversion charges vide DD No.291654 dt:01.02.2019 (SBI)	34865.47sqm	Rs.75/- per sqm	Rs.26,14,911/-
4.	OSR charges	Nil	Nil	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-rinciple 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 and No Development Zone Area have been handed over to Commissioner, Ariyankuppam commune Panchayat, Puducerry vide reference No.51-10/2018-19/ACP/2667 dated; 30.01.2019 (Gift Deed No. 1659/2018 dated;29.01.2019.
8. NOC from Executive Engineer, Irrigation Division, PWD, vide letter No.709/PW/EEI/DB/C-19/2018-19/1929, dated 28.05.2018.
9. NOC from the Member Secretary, Puducherry Coastal Zone Management Authority, vide letter No.7597/DSTE/PCZMA/CLR/SCI/2018/422, dt: Nil received by Puducherry Planning Authority on 23.10.2018.

Yours faithfully

(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.

....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
Puducherry

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