

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

No.PPA / **5795** /2459 /PPA/Z(ACP/Layout/IP-APP)/2020

Dated:

To

Thiru. Bangaru Reddiyar,
No.21, Murugan Koil Street,
Orleanpet, Puducherry – 5.

09 NOV 2020

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of “**A.J. Nagar**” at R.S.No.130/6, Thimma Naiyackan Palayam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, promoted by **Thiru. Bangaru Reddiyar** – 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 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 22.02.2019.
4. This Authority's letter No.2459/PPA/Z(ACP/Layout/IP-APP)/2020/3752 dt:09.07.2020.
5. This Authority's letter No.2459/PPA/Z(ACP)/Layout/IP-APP/2020/10771 dt:09.10.2020.

With reference to your application dated 22.02.2019 for regularization of unapproved residential layout in the name of “**A.J. Nagar**” at R.S.No.130/6, Thimma Naiyackan Palayam Revenue Village, Ariyankuppam 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	-	15031.23sq.m
ii.	Total number of plots	88	11847.51sq.m
iii.	Total sold plots	41	3760.32sq.m
iv.	Total unsold plots	47	8087.19sq.m
v.	Area of road portion	-	2837.53sq.m
vi.	O.S.R. required	10%	808.72sq.m
vii.	O.S.R. proposed	-	346.19sq.m
viii.	O.S.R. Still required	-	462.53sq.m

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee Receipt No.236338 dt:22.02.2019	124 (41 plots sold) (83 Nos. of unsold plots)	Rs.500/-	Rs.41,500/-(Already paid Rs.44,000/-) Balance=Nil
2.	Regularization charges vide DD No.513518 dt:12.10.2020 (Indian Overseas Bank)	8087.19sq.m	Rs.30/- per sq.m	Rs.2,42,616/-
3.	Land conversion charges vide DD No.513519 dt:12.10.2020 (Indian Overseas India)	8087.19sq.m	Rs.75/- per sq.m	Rs.6,06,540/-
4.	OSR 10% required	808.72sq.m		
5.	O.S.R. Proposed	346.19sq.m		
6.	O.S.R. Still required vide DD No.513520 dt:12.10.2020 (Indian Overseas India)	462.53sq.m or (4977sqft)	Rs.39/- per sq.ft	Rs.1,94,103/-

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 Transformer and OSR portions have been handed over to Commissioner, Ariyankuppam Commune Panchayat, Puducherry vide reference No.51-15/2020-21/ACP date 01.10.2020.
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.

Yours faithfully,

P/c
06/11/2020
7/1
6-11-20
(V. BHUVANESWARAN)
MEMBER SECRETARY

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 Member,
Puducherry Real Estate Regulatory Authority,
Puducherry.
3. The Director,
Directorate of Survey and Land Records, Puducherry.
4. The Commissioner,
Ariyankuppam Commune Panchayat, Puducherry.
5. The Sub Registrar,
Office of the Sub Registrar, Puducherry.