

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

No.PPA/ 5318 /6008/Z(ACP)(Layout-Regu)/IP-APP/2019-2021
To

Date:

11 SEP 2021

(1) Tmt. E. AMUDHA,
(2) Tmt. E. MOHANA PRIYA,
(3) Thitu. E. MUTHUKARUPPAN &,
(4) Tmt. V. THAIYANAYAGI,
No. 3, Pillaiyar Koil Street, Muthialpet, Puducherry – 605 003

Sir / Madam,

Sub: PPA – Regularization of residential unapproved layout in the name of “SRI JAYANKONDA VINAYAGAR NAGAR” (Sold & Unsold Plot Nos. 1 to 46) situated at R.S. No. 30/2pt, Nanamedu, Abizhegapakkam Revenue Village, Ariyankuppam Commune, Puducherry - In-Principle Layout Frame Work Approval – Issued - Reg.

Ref: 1. G.O.Ms. No. 20/2017-Hg, dated 20-10-2017;
2. G.O.Ms.No. 02/2018-Hg, dated 23-02-2018,
3. G.O.Ms.No. 04/2018-Hg, dated 26-6-2018,
4. G.O.Ms.No. 10/2018-Hg, dated 28-9-2018,
5. G.O.Ms.No. 16/2018-Hg, dated 12-12-2018,
6. Your application, dated 28-3-2019
7. Letter No. 51-16/2020-21/ACP, dated 23-7-2021 of the Commissioner,
Ariyankuppam Commune Panchayat

* * * * *

With reference to your application dated **28-3-2019** for Regularization of Residential unapproved layout, in the name “SRI JAYANKONDA VINAYAGAR NAGAR” (Sold & Unsold Plot Nos. 1 to 46) situated at **R.S. No. 30/2pt, Nanamedu, Abizhegapakkam Revenue Village, Ariyankuppam Commune, Puducherry, “In-Principle Layout Frame Work Approval”** for the said layout is hereby accorded as per the G.Os. cited above, subject to the following:

(1) AREA DETAILS

Sl No	Description	Nos	Extent (sqm)
(i)	Layout Area		6050.44 sqm
(ii)	Area of road portion		1167.41 sqm
(iii)	Total number of Plots	46	4883.03 sqm
(iv)	Total Plots sold	21	2031.26 sqm
(v)	Total Plots Unsold	25	2851.77 sqm
(vi)	O.S.R. required @ 10 % (2851.77 X 0.10)		285.18 sqm
(vii)	O.S.R. proposed		NIL

(2) DETAILS OF PAYMENT MADE BY THE APPLICANT


Sl No	Details	Extent (Sqm)	Rate in Rupees	Amount in Rupees
(i)	Scrutiny Fee	Unsold Plots = 25	₹ 500 / unsold plot	₹ 12,500 /-
(ii)	Regularisation charges, vide D.D. No. 626348, dated 20-9-2021, drawn in Kotak Bank	2851.77 sqm (unsold plot area)	₹ 30 / Sqm	₹ 85,553 /-
(iii)	Land Conversion charges, vide D.D. No. 626347, dated 20-9-2021, drawn in Kotak Bank	2851.77 sqm (unsold plot area)	₹ 75 / Sqm	₹ 2,13,883 /-
(iv)	O.S.R charges, vide D.D. No. 626345, dated 20-9-2021, drawn in Kotak Bank	285.18 sqm	₹ 331 / Sqm	₹ 94,395 /-

3

(3) CONDITIONS:

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, Dimensions, Plot Numbers, 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. The Road portions have been handed over to the Commissioner, Ariyankuppam Commune Panchayat, Puducherry, through Gift deed executed between the promoter & ACP, Vide deed No. 15792/2021, dated 22-7-2021 and NOC issued by ACP, vide letter No. 51-16/2020-21/ACP, dated 23-7-2021.✓
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,


(V. BHUVANESWARAN)
MEMBER SECRETARY

Encl: Copy of layout of “In-Principle Layout Frame Work Approval” – 1 Sheet.

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 Registrar,
Saram,
Puducherry