

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

No.PPA/ 1099/4834/Z(NCP/Layout/IP-APP)/2018- 22/

Dated: **20 JUL 2022**

To

**Thiru.V.Ramachandiran**  
No.185,Calvesupparasepu Street,  
Puducherry – 1.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of **“Sathya Nagar”** at R.S.No.19/1pt, 20/1pt, in Karikalampakkam Revenue Village, and R.S.No.114/3&115/4Apt in Korkadu Revenue Village, Nettapakkam Commune Panchayat, Puducherry, promoted by **Thiru. V. Ramachandiran** – In-Principle Layout Frame Work Approval – issued - Reg.

**Ref:** 1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20<sup>th</sup> October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.02.2018.  
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 04.10.2018  
4. This Authority's letter No.4834/PPA/Z(NCP/Layout/IP-APP)/2020/2993 dt:27.04.2021.  
5. This Authority's letter No.4834/PPA/Z(NCP)/Layout/IP-APP/18-2022/2858 dt:30.06.2022.

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With reference to your application dated 04.10.2018 for regularization of unapproved residential layout in the name of **“Sathya Nagar”** at R.S.No.19/1pt, 20/1pt, in **Karikalampakkam** Revenue Village, and R.S.No.114/3&115/4Apt in **Korkadu** Revenue Village, Nettapakkam Commune Panchayat, **Puducherry**, **“In-principle layout frame work approval”** is hereby accorded for the said layout subject to the following:-

1. Area details; -

Sl. No	Description	Nos.	Extent
i.	Layout area	-	18792.51sqm
ii.	Total number of plots	84 + 50 = 134	15261.78sqm
iii.	Total sold plots	50	5519.55sqm
iv.	Total unsold plots	84	9736.58sqm
v.	Corner Splay Area		5.65sqm
vi.	Area of road portion	-	3383.11sqm
vii.	O.S.R. required	10%	974.22sqm
viii.	O.S.R. Provided	-	147.62sqm
ix.	O.S.R. Still Required	-	826.60sqm

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	134 (50 plots sold) (84 Nos. of unsold plots)	Rs.500/-	Rs.42,000/- (Already paid Rs.45,000/-) Balance = Nil
2.	Regularization charges	9742.23.m	Rs.30/- per sq.m	Rs.2,92,267/- Paid vide DD No.529859 dt:05.07.2022
3.	Land conversion charges	9742 23sq.m	Rs.75/- per sq.m	Rs.7,30,667/- Paid vide DD No.529860 dt:05.07.2022
4.	OSR 10% required	974.22sq.m	-	-
5.	OSR Provided (Handed over to NCP)	147.62 sq.m	-	-
6.	OSR Still Required	826.60sq m (or) 8897.52sqft	Rs.170/-	Rs.15,12,578/- Paid vide DD No.54447dt:05.07.2022

**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, 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, OSR, Transformer yard portions have been handed over to Commissioner, Nettapakkam Commune Panchayat, Puducherry as confirmed vide reference F.No.9054/NCP/2021-2022/Works dated 28.01.2022. (Gift deed No.778 dated 12.01.2022) and dated 29.03.2022 . (Gift deed No.8737 dated 21.03.2022)
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,

  
(M. KANDAR SELVAN)  
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,  
Nettapakkam Commune Panchayat, Puducherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Bahour, Puducherry.