

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

No.PPA / 1308 / 388 /PPA/Z (NCP/ Layout/ IP-APP)/2020-22

Dated: 31 OCT 2022

To  
**Thiru. V. Arivazhagan,**  
No.23, Bharathi Mill Thittu,  
Mudaliarpet,  
Puducherry-4.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of **"Sri Aravindar City Extension-1"** situated at R.S.No.123/5pt, 125/1, Korkadu Revenue Village, Nettapakkam Commune Panchayat, Puducherry, promoted by **Thiru. V. Arivazhagan** – 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: 21.01.2020.

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With reference to your application dated 21.01.2020 for regularization of unapproved residential layout in the name of **"Sri Aravindar City Extension-1"** at **R.S.No.123/5pt, 125/1, 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		9121.00sqm
ii.	Total number of plots	84	6942.60sqm
iii.	Total sold plots	73	5979.42sqm
iv.	Total unsold plots	11	963.18sqm
v.	Area of road portion	-	2126.07sqm
vi.	O.S.R. required	5%	48.16sqm
vii.	O.S.R. Proposed	-	52.33sqm

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	84 (73 sold plots) (11 Nos. of unsold plots)	Rs.500/-	Rs.5,500/- (Already paid Rs.6,500/-) Balance = Nil
2.	Regularization charges	963.18sq.m	Rs.30/- per sq.m	Rs.28,895/- Paid vide DD No.239810 dt:07.10.2022 drawn in favour of Chief Town Planner, Town and Country Planning Department
3.	Land conversion charges	963.18sq.m	Rs.75/- per sq.m	Rs.72,239/- Paid vide DD No.239809 dt:07.10.2022 drawn in favour of Chief Town Planner, Town and Country Planning Department

**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, portions have been handed over to Commissioner, Nettapakkam Commune Panchayat, Puducherry as confirmed vide reference No.13112/NCP/Works/2022-23 dated 02.09.2022.
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 Secretary,  
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.