

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

No.PPA / 577 / 5200 /PPA/Z(MCP/Layout/IP-APP)/2019-22

Dated: **1 MAR 2022**

To

**Tmt. Gunaselvi,**  
**Represented by Power Agent Thiru. G. Arumugam,**  
**S/o. Govindarasu,**  
No.5, Anandha Muthu Mariyamman Koil Street,  
Kosapalayam, Puducherry - 605 013.

Sir,

**Sub:** Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of **"Sri Arul Balaji Nagar"** situated at R.S.No.55/4, Mannadipet Revenue Village, Mannadipet Commune Panchayat, Puducherry – 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: 25.03.2019.  
4. This Authority's letter No.5200/PPA/Z(MCP/Layout/IP-APP)/2019-21/7386 dt:6.12.2021.

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With reference to your application dated 25.03.2019 for regularization of unapproved residential layout in the name of **"Sri Arul Balaji Nagar"** situated at R.S. No.55/4, Mannadipet Revenue Village, Mannadipet 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	-	2050sq.m
ii.	Total number of plots	<b>18 Nos.</b>	1639.87sq.m
iii.	Total sold plots	<b>9 nos.</b>	859.39sq.m
iv.	Total unsold plots	<b>9 nos.</b>	780.48sq.m
v.	Area of road portion	-	410.13sq.m
vi.	O.S.R. required	10%	78.05 sq.m
vii.	O.S.R. Proposed	Nil.	-

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee	18 (9 plots sold) 9 Nos. of unsold plots)	Rs.500/-	Rs.4,500/- (Already paid Rs.4,500/-) Balance=Nil
2.	Regularization charges vide DD No.873119 dt:8.12.2021 (Indian Bank)	780.48sq.m	Rs.30/- per sq.m	Rs.23,414/-
3.	Land conversion charges vide DD No.873120 dt:8.12.2021 (Indian Bank)	780.48sq.m	Rs.75/- per sq.m	Rs.58,536/-
4.	OSR 5% charges vide DD No. 873121 dt:8.12.2021 (Indian Bank)	78.05sq.m (or) 839.82sq.ft.	Rs.100/- per sq.ft.	Rs.83,982/-

P.T.O

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. The condition stipulated by the Irrigation division, PWD vide their letter No.2993/PW/EEI/DB/ C-19/ 2020-21/3139 dated: 30.11.2020 should be strictly adhered to.
8. Road portions have been handed over to Commissioner, Mannadipet Commune Panchayat, Puducherry as confirmed vide reference File No.68-14/MCP/2021-22/W/599 date 20.10.2021 (Gift Deed No.22417/2021 dt: 20.9.2021).
9. 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 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,  
Mannadipet Commune Panchayat, Puducherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Thirukkanur.