

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

No.PPA / 808 / 4362/PPA/Z(ACP/Layout/R)RUL/2018-2022

Dated: 16 APR 2022

To

**Thiru. Rathinam,
Represented by Thiru. L. Zayaradja.
No.55, II Cross Street, Kamalam Nagar,
Jaya Nagar Near, Reddiarpalayam,
Puducherry-605 010.**

Sir,

Sub: PPA - Regularization of unapproved residential layout by **Thiru. Rathinam, Represented by Thiru. L. Zayaradja in the name of "Sri Lakshmi Narasimmar Nagar"** situated at R.S.No. 12/2B, 14/2B, T.N. Palayam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry – In-Principle Layout Frame Work Approval – issued - Reg.

Ref: 1. G.C.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: 24.09.2018.
4. This Authority's letter No. 4362/PPA/Z(ACP/Layout/R)RUL/2018/1435, dated 29.03.2022.

With reference to your application dated 24.09.2018 for regularization of unapproved residential layout in the name of **"Sri Lakshmi Narasimmar Nagar"** situated at **R.S.No. 12/2B, 14/2B, T.N. Palayam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry**, **"In-principle layout frame work approval"** is hereby accorded for the said layout subject to the following:-

Area details:

Sl. No	Description	Nos.	Extent
i.	Layout area	-	11051.81sq.m
ii.	Total number of plots	93	8786.51sq.m
iii.	Total sold plots	66 nos.	6181.81sq.m
iv.	Total unsold plots	27 nos.	2604.70sq.m
v.	Area of road portion	-	2265.30sq.m
vi.	O.S.R. required	5%	130.23sq.m
vii.	O.S.R. Proposed		Nil
viii.	Area proposed for Transformer		20' X 25' in plct Nc.87 (500sqft. or 46.47sqm.)

Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	27 nos. of unsold plots	₹500/-	₹13,500/- (already remitted vide D.D.No. 556436 of PSC. Bank)
2.	Regularization charges	2604.70sqm.	₹30/- per Sqm.	₹ 78,141/- (already remitted vide D.D.No. 157479 of Union Bank)
3.	Land conversion charges	2604.70sqm.	₹75/- per Sqm.	₹1,95,353/- (already remitted vide D.D.No. 157478 of Union Bank)
4.	OSR 5% required	130.23 Sqm.	₹1,560.20/- per Sqm.	₹2,03,185/- (already remitted vide D.D.No. 157477 of Union Bank)

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. Resurvey number 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 and execution of gift deed to the commune panchayat 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 @ ₹180/- per sqm. of plot area through Demand Draft drawn from any nationalized bank in favour of the Commissioner, Ariyankuppam Commune Panchayat payable at Puducherry.
7. Road portion has been handed over to the Commissioner, Ariyankuppam Commune Panchayat, Puducherry vide reference No. 50-25/2020-21/ACP/Rev, dated 01.3.2022.(Gift Deed No. 4812, dated 11.02.2022) and vide reference No. 50-25/2020-21/ACP/Rev, dated 15.3.2022.(Rectification Gift Deed No. 7087, dated 08.03.2022) to an extent of 2265.30sqm.).
8. The plots should be registered at Puducherry Real Estate Regulatory Authority before sale.
9. **The area of 20' X 25' (500sqft. or 46.47sqm.) earmarked for erection of Transformer in plot No.87 shall not be diverted for any other purpose.**
10. **As decided by the Town & Country Planning Board, the width of the road abutting plots numbering 71 to 77 shall be increased from 2.90m. to 6.00m. by sparing parcel of land from these plots whenever, building plan is sought from Puducherry Planning Authority in these plots.**

Yours faithfully,

8/1b (M. KANDAR SELVAN)
MEMBER SECRETARY

*8/1b
M. KANDAR SELVAN
MEMBER SECRETARY*

Encl One copy of layout of "In-Principle Layout Frame Work Approval".

Copy Submitted to:

The Chief Town Planner,
Town and Country Planning Department,
Puducherry.

....along with a copy of the layout of "In-principle layout frame work approval"

Copy to:-

1. The Commissioner,
The Commissioner, Ariyankuppam Commune Panchayat, Puducherry
....along with a copy of the layout of "In-principle layout frame work approval"
2. The Sub Registrar,
Office of the Sub Registrar
Ariyankuppam, Puducherry
....along with a copy of the layout of "In-principle layout frame work approval"
3. The Superintending engineer-III,
Electricity Department,
Puducherry
.... along with a copy of the layout of "In-principle layout frame work approval"
4. The Director,
Dept. of Survey and land records, Puducherry
.... along with a copy of the layout of "In-principle layout frame work approval"
5. The Nodal Officer, (C.T.P., T & C. P. Dept.)
Puducherry Real Estate Regulatory Authority,
Puducherry.
.... along with a copy of the layout of "In-principle layout frame work approval"