

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

No.PPA/ 6, 26 /1016/PPA/Z(MCP/LAYOUT/IP-APP)/2018-22/

Date:

11 MAR 2022

To

**Thiru.M.Gurubaran,**  
Door No.08, Bank Street,  
Thirubuvanai,  
Puducherry- 605 107.

Sir,

**Sub:** Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of "**K.M.G Nagar**" situated at **R.S.No. 111/5, 129/2Apt**, Thirubhuvanai Revenue Village, Mannadipet Commune Panchayat, Puducherry-Reg.

**Ref:** 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017,  
2. G.O.Ms.No.2/2018-Hg, dt:23.2.2018 & G.O.Ms.No.04/2018-Hg, dt:26.06.2018.  
3. G.O.Ms.No.16/2018-Hg, Puduchery dated 12th December 2018.  
4. Your application, dated 26.04.2018.

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With reference to your application dated 26.04.2018 for regularization of unapproved residential layout in the name of "**K.M.G Nagar**" at **R.S.No. 111/5, 129/2Apt**, Thirubhuvanai 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	-	6,581.56sq.m
ii	Total number of plots	55	4,933.00sq.m
iii	Total sold plots	8	779.51sq.m
iv	Total unsold plots	47	4,153.49sq.m
v	Area of road portion	-	1,648.56sq.m
vi	O.S.R. required	10%	415.35sq.m
vii	O.S.R. proposed	-	Nil

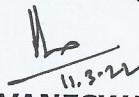
(2) Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Scrutiny fee	55(8 plots sold) (47Nos. of unsold plots)	Rs.500/-	Rs.23,500/-
2	Regularization charges vide DD No.525503 dt:15.02.2022 (Indian Overseas Bank)	4,153.49sq.m	Rs.30/- per sq.m	Rs.1,24,605/-
3	Land conversion charges vide DD No.525502 dt:15.02.2022 (Indian Overseas Bank)	4,153.49sq.m	Rs.75/- per sq.m	Rs.3,11,512/-
4	OSR 10% required	415.35sq.m		
5	O.S.R. Proposed	Nil		
6	O.S.R. payment vide DD No.525500 dt:15.02.2022 (Indian Overseas Bank)	415.35sq.m	Rs.757/- per Sq.m	Rs.3,14,420 /-

(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, Mannadipet Commune Panchayat, payable at Puducherry.
7. Road portion have been handed over to Commissioner, Mannadipet Commune Panchayat, Puducherry vide reference File No.68-82/MCP/2021-22/Works dated:17.02.2022.
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,

  
11.3.22  
(V. BHUVANESWARAN)  
7/4/2022  
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 Nodal Officer,  
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, Puducherry.