

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

No.PPA/ 139 /1516/Z(MCP/UNAPPROVED LAYOUT/IP-APP)/2018-23

Date:

- 3 APR 2023

To

**Thiru.P.Arikrishnan,**  
No.56, Alai Main Road,  
Katterikuppam,  
Puducherry - 605 205.

Sir,

**Sub:** Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of **"M/s.Janaki Nagar Extension"** situated at **R.S.No.5/3 of Kuppam Revenue Village & R.S.No.120/6pt,7pt, 121/3pt, of Katteri 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 & G.O.Ms.No.16/2018-Hg, dt:12.12.2018.  
3. Your application, dated 21.06.2018.

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With reference to your application dated 21.06.2018 for regularization of unapproved residential layout in the name of **"M/s.Janaki Nagar Extension"** at **R.S.No.5/3 of Kuppam Revenue Village & R.S.No.120/6pt,7pt, 121/3pt, of Katteri 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(sq.m)
i.	Layout area		3886.07sq.m
ii.	Total number of plots	28	3059.75sq.m
iii.	Plots sold	3	351.30sq.m
iv.	Unsold plots	25	2708.45sq.m
v.	Area of road portion		825.20sq.m
vi.	Corner splay		1.12sq.m
vii.	O.S.R. required @ 10%		270.85sq.m
viii.	O.S.R. proposed (plot No.13)		45.24sq.m
ix.	O.S.R. balance		225.61sq.m

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

Sl.No.	Details	Extent (Sq.m)	Rate per (sq.m/Plot)	Amount
1	Scrutiny fee	28 (3-Sold plots) (25-unsold plots)	Rs.500/-	Total: ₹12,500/- Paid: ₹12,500/-
2	Regularization charges vide DD No.343666 dt:14.03.2023 (Indian Bank)	2,708.45Sq.m	Rs.30/-	₹ 81,254/-
3	Land conversion charges vide DD No.343670 dt:14.03.2023 (Indian Bank)	2,708.45Sq.m	Rs.75/-	₹ 2,03,134/-
4	OSR balance DD No.343672 dt:14.03.2023 (Indian Bank)	2,428Sq.ft	Rs.62/- Sq.ft	₹ 1,50,536/-

(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 and OSR have been handed over Commissioner, Mannadipet Commune Panchayat, Puducherry vide gift deeds No.4235 dt:14.02.2023 and NOC offered vide letter File No.68-72/MCP/2022-23/w dated:15.02.2023.
8. This approval is issued based on the opinion of Electricity Department in their letter No.6988/ED/EE-R(N)/TECH/F.TO/2018-19 dt:11.03.2019 and based on the recommendation of Town and Country Planning Board meeting dt:15.09.2020.
9. This approval is issued based on the opinion of Directorate of Survey and Land Records vide Letter No.1815/DSL/ADOS/2019 dt:26.07.2021.
10. This approval is issued based on the opinion of O/o Sub -Collector (Rev) South vide Letter No.5268/SCRS/B7/PPA/2020/2250 dt:07.10.2020.
11. This approval is issued based on the opinion of Legal Counsel vide Letter dt:08.10.2020.
12. This approval is issued based on the opinion of Irrigation Division, PWD vide Letter No.663/PW/EEI/DB/C-19/2021-22/517 dt:18.02.2022.
13. The layout should 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 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.