

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

No.PPA / 142 / 1931/PPA/Z(MCP/Layout/IP-APP)/2019-23

Dated:

To

5 APR 2023

**Thiru. P. Srinivasan,**  
Old No.55, New No.40,  
V.O.C. Street,  
Puducherry.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "New Sri Ishwariya Nagar" situated at R.S. No.88/2, 88/8/B, Mannadipet Revenue Village, Mannadipet Commune Panchayat, Puducherry, promoted by **Thiru. P. Srinivasan** – 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: 14.02.2019.  
4. This Authority's letter No.1931/PPA/Z(MCP/UnApp-Layout)/2019-22/4382 dt:02.11.2022.

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With reference to your application dated 14.02.2019 for regularization of unapproved residential layout in the name of "New Sri Ishwariya Nagar" at R.S. No.88/2, 88/8/B, 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.(sqm)
i.	Layout area		18,131.47
ii.	Total number of plots	145	14,157.27
iii.	Plots sold (92 + 1pt)	92.5	9,539.75
iv.	Unsold plots (49 + 1pt)	49.5	4,617.52
v.	Area of road portion (including corner splay)		3,692.13
vi.	Percentage of sold plots	64.14%	
vii.	Whether access provided to adjacent lands.	Yes	
viii.	Area of land not subdivided	-	-
ix.	O.S.R. required	5%	230.88
x.	O.S.R. proposed + Transformer EB	3(111,112,113)	282.07

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate	Amount
1	Scrutiny fee	(50 unsold plots) (49 + 1pt)	Rs.500/- per plot	Rs.25,000/- (Already paid, Balance = Nil)
2	Regularization charges	4617.52sq.m	Rs.30/- per sq.m	Rs.1,38,526/- Paid vide DD No.755384 dt:16.02.2023 drawn in favour of Chief Town Planner, Town and Country Planning Department
3.	Land conversion charges	4617.52sq.m	Rs.75/- per sq.m	Rs.3,46,314/- Paid vide DD No.755383 dt:16.02.2023 drawn in favour of Chief Town Planner, Town and Country Planning Department

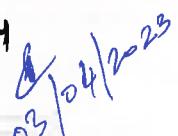
**3. Conditions:-**

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. The conditions stipulated in the letter vide F.No.68-64/MCP/2020-21/W dated 12.05.2022 (copy enclosed) by the Commissioner, Mannadipet Commune Panchayat, Puducherry, shall be strictly adhered to.
8. Road portions have been handed over to Commissioner, Mannadipet Commune Panchayat, Puducherry as confirmed vide reference F.No.68-64/MCP/2022-23/w dated 08.02.2023.
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.
10. The condition stipulated in the undertaking given thro' the notarized affidavit dated:21.09.2022 submitted with respect to not to sold the Plot No.92pt(E) separately, shall be strictly adhered to.

Yours faithfully,

  
03/04/2023  
(M. KANDAR SELVAN)  
MEMBER SECRETARY

7/14

  
03/04/2023

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,  
Mannadipet Commune Panchayat, Puducherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Thirukanur, Puducherry.