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PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET
PUDUCHERRY
FORM – 4
[Bye – Law 8 (1)]

No. PPA/ 188 /110/ Z(SB/VCP-LAYOUT)/2023

Dated **17 MAY 2023**

To

**Tvl. 1.A. Namassivayam, 2.N.Vasanthy,
3.C.Karthikeyan, 4.T.Jevakarunyam, 5.V.Ravichandiran,**

No.1, Manthaikarai Street,

Manavely, Villianur

Puducherry - 605110.

With reference to your application No. Nil, dated **8th February 2023** for the grant of permission to form a Residential Layout in the name & style of "**Sri Manakula Vinayagar Nagar**" at R.S.No.92/1, 92/2, 92/4, 94/2, 94/3, 94/4, Villianur Revenue Village, Villianur Commune Puducherry, I have to state that the same has been permitted as per plan enclosed subject to the following conditions:-

1. The conditions stipulated in the NOC issued by the Electricity Department, Puducherry vide letter No.5737/ED/EE-R(N)/TECH/F-TO/2022-23 dated 09.03.2023 should be strictly adhered to. (copy enclosed)
2. The conditions stipulated in the NOC issued by the Villianur Commune Panchayat, Puducherry vide letter F.No.20-1/VCP/JE(M)/PPA/2022-23/041 dated 17.04.2023 should be strictly adhered to. (copy enclosed)
3. EWS plots as earmarked in the layout shall comply to G.O.MS No.5/2015-Hg, dated 26.02.2015 (copy enclosed)
4. Area / Plots earmarked for "Public Purpose" in the layout shall not be sold out to the General Public upto one year from the date of issue of this permit. The same may be sold to interested line departments. The owner or developer or promoter has every right to sell the plots earmarked for "Public Purpose", if no demand from any public departments is received with in the period of one year.
5. Individual plot purchaser(s) shall leave required buffer strip for the plots abutting the canal portion, while obtaining building plan approval from PPA.
6. The Layout Promoter /Owners shall not encroach any Government land/ canal /road portion adjoining or passing, through the layout, in any manner.
7. The Layout Promoter /Owner shall settle any legal disputes in the court of law in respect of the title deed and the Puducherry Planning Authority shall be indemnified.
8. The layout approval will be revoked if the same has been obtained by furnishing any false information / statement / suppression of facts or misrepresentation of material facts.
9. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.

ok *17/5/2023*
(M.KANDAR SELVAN)

MEMBER SECRETARY

PUDUCHERRY PLANNING AUTHORITY

Encl:-

1. One Approved Layout plan.
2. G.O.MS.No.5/2015-Hg, dated 26.02.2015.
3. Copy of NOC from Electricity Department, Puducherry.
4. Copy of NOC from Villianur Commune Panchayat, Puducherry.

Copy to:-

1. The Commissioner, Villianur Commune Panchayat, Puducherry.
2. The Director, Directorate of Survey and Land Records Puducherry.
3. The Sub Register, Puducherry.
4. The Superintendent Engineer-III, Electricity Department, Puducherry.
5. The Nodal Officer, RERA, Puducherry.

Note:-

Road portions and OSR portion of the layout have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry through a registered gift deed vide NOC letter F.No.20-01/VCP/Layouts/JE(M)/2023-2024/073 dated 27.04.2023 (Gift deed No.13161, dt.26.04.2023)