

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

No.PPA/ **26** /4057/Z(MCP/UNAPPROVED LAYOUT/IP-APP)/2018-23

Date:

To

**Thiru.G. Ramachandiran, self & Power Agent of
Tvl.1.Mahalakshmi, 2.Seenuvasa Perumal, 3.Kasthuri,
4.L.Ravichandiran, 5.V.Vasu, 6. Indirani,
No.86, Mahalakshmi Illam,
Vaisiyal Street,
Puducherry-605 001.**

12 JAN 2023

Sir,

Sub: Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of **"Thirumagal Thirumalai Nagar"** situated at **R.S.No.52/1,3, 55/7,8**, Sanyasikuppam 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 14.09.2018.

With reference to your application dated 14.09.2018 for regularization of unapproved residential layout in the name of **"Thirumagal Thirumalai Nagar"** at **R.S.No.52/1,3, 55/7,8**, **Sanyasikuppam 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.	Document Area		37,628.76sq.m
ii.	Total number of plots	307	29,772.26sq.m
iii.	Plots sold	287	27,869.05sq.m
iv.	Unsold plots	20	1,903.21sq.m
v.	Area of road portion		7,856.50sq.m
vi.	O.S.R. required @5%		95.16sq.m
vii.	O.S.R. proposed (OSR+Transformer)		183.64sq.m
viii.	O.S.R. balance		nil

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

Sl.No.	Details	Extent (Sq.m)	Rate per (sq.m/Plot)	Amount
1	Scrutiny fee	307 (287-Sold plots) (20-unsold plots)	Rs.500/-	Total: ₹10,000/- Paid: ₹10,000/-
2	Regularization charges vide DD No.627860 dt:26.12.2022 (South Indian Bank)	1,903.21Sq.m	Rs.30/-	₹ 57,096/-
3	Land conversion charges vide DD No.627862 dt:26.12.2022 (South Indian Bank)	1,903.21Sq.m	Rs.75/-	₹ 1,42,741/-

(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 to Commissioner, Mannadipet Commune Panchayat, Puducherry vide gift deeds No.40110 dt:21.12.2022 and NOC offered vide letter File No.68-88/MCP/2022-23/works dated:27.12.2022.
8. The conditions stipulated by Electricity Department in their letter No.1250/ED/EE-R(S)/Tech/F-27/2022-23 dt:10.08.2022 shall be strictly adhered to.
9. This approval is issued based on the opinion of O/o Sub -Collector (Rev) South vide Letter No.5260/SCRS/B7/PPA/2020/2249 dt:07.10.2020.
10. This approval is issued based on the opinion of Directorate of Survey and Land Records vide Letter No.2046/DSL/ADOS/2019 dt:23.03.2022.
11. This approval is issued based on the opinion of Irrigation Division, PWD vide Letter No.1735/PW/EEI/DB/C-19/2022-23/572/689 dt:25.04.2022/05.05.2022.
12. This approval is issued based on the opinion of Legal Counsel vide Letter dt:23.08.2022.
13. This approval is issued based on the opinion of Adi Welfare and Scheduled Tribes Welfare Department vide Letter No.1909/AWD/G1/2019-20/900 dt:03.10.2022.
14. 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.