

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No.PPA/ 340 /1097/Z(MCP/UNAPPROVED LAYOUT/IP-APP)/2018-23

Date:

To

Thiru.S.Hariharan,
Reddiar Street, Kodathur Village,
Mannadipet Commune,
Puducherry.

4 SEP 2023

Sir,

Sub: Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of "Thilai Nagar" situated at R.S.No.101/2pt, Kodathur 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. The application dated 07.05.2018 & your letter dated:14.02.2022 as inheritor

With reference to the application dated 07.05.2018 for regularization of unapproved residential layout in the name of "Thilai Nagar" at R.S.No.101/2pt, Kodathur 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		14,592.36sq.m
ii.	Total number of plots	106	11,309.98sq.m
iii.	Plots sold	14	1,760.70sq.m
iv.	Unsold plots	92	9,549.28sq.m
v.	Area of road portion		3,266.63sq.m
vi.	Corner splay area		15.75sq.m
vii.	O.S.R. required @10%	10%	954.93sq.m
viii.	O.S.R. proposed	Nil	Nil

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

Sl. No.	Details	Extent (Sq.m)	Rate (sq.m/Plot) per	Amount
1	Scrutiny fee	106 (14-Sold plots) (92-unsold plots)	Rs.500/-	Total: ₹46,000/- Paid: ₹47,000/-
2	Regularization charges vide DD No.988123 dt:11.08.2023 (Indian Overseas Bank)	9,549.28	Rs.30/-	₹ 2,86,478/-
3	Land conversion charges vide DD No.988128 dt:17.08.2023 (Indian Overseas Bank)	9,549.28	Rs.75/-	₹ 7,16,196/-
4.	OSR charges vide DD No.150229 dt:10.08.2023 (Canara Bank)	954.93 i.e10,275sq.ft	@ GLR value ₹ 140/- per sq.ft	₹14,38,500/-

(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 has been handed over to Commissioner, Mannadipet Commune Panchayat, Puducherry vide gift deeds No.28494 dt: 07.09.2022 and NOC offered vide letter File No.68-19/MCP/2022-23/Works dated:12.09.2022.
8. The corner splay shown in the layout plan shall be left open for public purpose.
9. The conditions stipulated by Electricity Department in their letter No.603/ED/EE-R(N)/TECH/F.TO/2019-20 dt:06.08.2020 shall be strictly adhered to.
10. This approval is issued based on the opinions of Legal Counsel vide Letters dt: 07.11.2019 & 31.08.2023.
11. 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.