

PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY

345

No.PPA / 450 / 5660 /PPA/Z(NCP/Layout/IP-APP)/2019-23 /

Dated:

E 8 DEC 2023

To  
Tmt. G. Kalaiselvi,  
No. 55, Erikkai Street,  
Korkadu,  
Puducherry.

Madam,

**Sub:** PPA - Regularisation of unapproved residential layout in the name of "**Bala Murugan Nagar**" situated at R.S.No.97/2, Korkadu Revenue Village, Nettapakkam Commune Panchayat, Puducherry - 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: 27.03.2019.  
 4. This Authority's letter No. 5660/PPA/Z(NCP/IN-PRINCIPLE/LAYOUT)/2019-2023/3961, dt:04.12.2023.

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With reference to your application dated 27.03.2019 for regularization of unapproved residential layout in the name of "**Bala Murugan Nagar**" situated at **R.S.No.97/2, Korkadu Revenue Village, Nettapakkam 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
i.	Layout area	-	4950.00sqm.
ii.	Total number of plots	36 Nos.	3875.68sq.m
iii.	Sold plots	10 Nos.	1019.57sq.m
iv.	Unsold plots	26 Nos.	2853.28sq.m
v.	Area of road portion	-	1077.15sq.m
vi.	Transformer yard area	-	-
vii.	Percentage of sold Plots	27.77%	
viii.	O.S.R. required	10%	285.04sq.m
ix.	O.S.R. Proposed	Nil	Nil

2. Details of payment made by the applicant:-

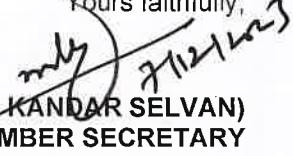
Sl.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Scrutiny fee	36 (10 sold plots) (26 unsold plots)	Rs.500/-	<b>Actual = Rs.13,000/- (Paid = Rs. 13,500/- vide receipt No.240092, dated 27.03.2019) Balance = Nil</b>
2	Regularization charges	2853.28sq.m	Rs.30/- per sq.m	<b>Rs.85,599/-</b> (paid vide D.D. No.951929, dt.29.11.2023 of Canara Bank)
3.	Land conversion charges	2853.28sq.m	Rs.75/- per sq.m	<b>Rs.2,13,996/-</b> (paid vide D.D. No.951930, dt.29.11.2023 of Canara Bank)

...2/-

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 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.
8. The In-principle layout frame work approval is issued based on the Legal Opinion received from legal counsel of PPA, dated 20.06.2023.
9. The condition stipulated in the NOC issued by the Revenue Officer (Revenue) South, Office of the Deputy Collector, Villianur, Puducherry vide No. 1878/DCRS/B4/PPA/2023/2312, dated: 09.10.2023 should be strictly adhered to.
10. The condition stipulated in the NOC issued by the Director, Directorate of Survey and Land Records, Puducherry, vide No. 6464/DSLR/ADOS/2023, dated: 06.10.2023 should be strictly adhered to.
11. Roads have been handed over to Commissioner, Nettapakkam Commune Panchayat as confirmed vide letter No.13362/Works/NCP/2023, dated 28.11.2023. (Gift deed registered vide No.35416, dated 22.11.2023). The conditions stipulated in the NOC issued should be strictly adhered to.

Yours faithfully,

  
 (M. KANDAR SELVAN)  
 MEMBER SECRETARY

Encl: One layout copy 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 Chairman,  
Puducherry Real Estate Regulatory Authority,  
Puducherry.
3. The collector(South),  
Villianur, Puducherry
4. The Director,  
Directorate of Survey and Land Records,  
Puducherry.
5. The Commissioner,  
Nettapakkam Commune Panchayat,  
Puducherry.

