

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

No. PPA/ 377 /56/ Z(LAYOUT/SB/VCP)/2025

Date:

To

Tvl. 1. Jayaperumal, 2. Velavan,
 No. 264, Mariyamman Koil Street,
 Keezh Kumaramangalam,
 Cuddalore, Tamilnadu-605007.

21. NOV 2025

With reference to your application No. Nil, dated **24th January 2025** for grant of permission to form a residential layout with 85 plots in the name & style of "**J.P. Garden**" at **R.S.No. 166/2, 167/1, 167/2, Mangalam Revenue Village, Villianur Commune Panchayat, Puducherry**, I have to state that the same has been permitted as per plan enclosed subject to the following conditions:-

1. EWS plots as earmarked in the layout shall comply to G.O.Ms.No.5/2015-Hg, dated 26.02.2015.
2. The conditions stipulated by the Electricity Department, vide Letter No.174/ED/EE-R(S)/Tech/ F-57/2025-26, dt: 02.05.2023 shall be strictly adhered to.
3. The condition stipulated in the 'NOC' issued by the Irrigation Division, P.W.D., vide No. 651/PW/EEI/DB/C-19/2025-26/1930, Dt:20.05.2025 should be adhered to.
4. The Promoter /Owners shall not encroach any Government land/ canal /road portion adjoining or passing, through the layout, in any manner.
5. The 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.
6. The approval will be revoked if the same has been obtained by furnishing any false information/ statement / suppression of facts or misrepresentation of material facts.
7. 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.
8. Provisions in the G.O.Ms.No.5/2023-Hg dt:18.05.2023 regarding placing of Telecommunication cable in a duct in the layout shall be complied.
9. Area / plots earmarked for "Public purpose" in the layout shall not be sold out to the General Public within a period of one year from the date of issue of the permit and the same may be sold to interested departments. The owner or developer or promoter may sell the plots earmarked for "Public Purpose", if no demand from any public department is received within the period of one year from the date of issue of this Layout approval.

(V. BHUVANESWARAN)
 MEMBER SECRETARY

PUDUCHERRY PLANNING AUTHORITY

Encl:- Approved Layout plan.

Copy to:-

1. The Chairman, RERA, Puducherry.
2. The Commissioner, Villianur Commune Panchayat, Puducherry.
3. The Director, Directorate of Survey and Land Records, Puducherry.
4. The Sub Registrar, Registration Department, Villianur, Puducherry.
5. The Superintending Engineer-III, Electricity Department, Puducherry.

Note:-

The Road portions and area for Communal and recreational purpose (OSR) have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry as mentioned in letter No. F.No. 20-13/VCP/Layouts/JE(M)/AE/2025-2026/939, dated:11.11.2025. (Gift deed No.32782/2025, dt:10.11.2025).