

**PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No.PPA / 308/676/Z(ACP/Layout/IP-APP)/2022-2025/

Dated:

To
Thiru. N. Nagamuthu,
No. 11, Thillai Maistry Street,
Puducherry - 01.

16 OCT 2025

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name of "Raasi Avenue" at R.S. No.147/2pt., 153/1pt., 153/4A, 4B, 4C, & 4D, Manavelly Revenue Village, Ariyankuppam Commune, Puducherry – In-Principle Layout Frame Work Approval – Issued - Reg.

- Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated 16.12.2022
4. This Authority's letter No.676/PPA/Z(ACP/Layout/IP-APP)/2022-25/2529, dated 23.09.2025.

With reference to your application dated 16.12.2022 regularization for unsold plots in the unapproved residential layout in the name of "Raasi Avenue" at R.S. No.147/2pt., 153/1pt., 153/4A, 4B, 4C & 4D, Manavelly Revenue Village, Ariyankuppam Commune, Puducherry **"In-principle layout frame work approval"** is hereby accorded for the said layout subject to the following:

2. Area details are as follows:

Sl. No	Description	Nos.	Extent (Sqm)
i.	Layout area	-	18072.00
ii.	Total number of plots	122 Nos.	13950.27
iii.	Total Sold plots	80 Nos.	9332.27
iv.	Total Unsold plots	41 Nos.	4523.00
v.	Area of road portion	-	3911.17
vi.	Area under G.P. path way		210.56
vii.	O.S.R required @ 5%	-	226.15
viii.	O.S.R. proposed (Plot number 32 is provided for erection of transformer yard)	1	95.00
ix.	Balance O.S.R		131.15

3. Details of payment made:

Sl.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Scrutiny fee	Total number of plots =42 Nos.	₹500/-	Actual = ₹21,000/- (₹20,500/- Already paid vide receipt No.274663, dated 16.12.2022) Balance ₹500/- paid vide receipt No.102025485, dated 24.09.2025)
2	Regularization charges	4618.00sq.m	₹30/- per sq.m	₹1,38,540/- (paid vide D.D. No.069789, dated 24.09.2025 of the Puducherry State Co-operative Bank Ltd)
3.	Land conversion charges	4618.00sq.m	₹75/- per sq.m	₹3,46,360/- (paid vide D.D. No.069790, dated 24.09.2025 of the Puducherry State Co-operative Bank Ltd)
4.	OSR charges paid to the Commissioner, Ariyankuppam Commune Panchayat, Puducherry	131.15sq.m (or) 1411.17sq.ft.	₹320/- per sq.ft.	₹4,51,575/- (Deposited vide Chellan No. 495/2025-26, dated 31.07.2025)

4. 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, Ariyankuppam 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 condition stipulated in the NOC issued by the Executive Engineer, Rural(South)O &M Electricity Department, Puducherry vide No. 4225/ED/EE-R(S)/Tech/F-PPA/2023-24, dated 27.03.2024 should be strictly adhered to.
9. The In-principle layout frame work approval is issued based on the legal opinion dated 17.07.2023.
10. The "In-Principle Layout Framework Approval" is issued based on the report of the Directorate of Survey & Land Records, Puducherry vide No.6207/DSLRL/ADOS/2024, dated 24.06.2025 and letter of Commissioner, Ariyankuppam Commune Panchayat, Puducherry vide No. 20-11/2023-24/Rev/ACP, dated 16.09.2025.
11. The condition stipulated in the NOC issued by the Revenue Officer, Office of the Sub-Collector (Revenue) North, Puducherry vide No.4321/DC(R)N/REV/C2/NOC/2024/320, dated 19.02.2024 should be strictly adhered to.
12. Roads, Transformer area have been handed over to Commissioner, Ariyankuppam Commune Panchayat as confirmed vide letter No.20-11/2023-24/-Rev/ACP, dated 01.08.2025. (Gift deed registered vide No.22052 dated 30.07.2025) and the conditions stipulated in the NOC issued should be strictly adhered to.

Yours faithfully,


(V. BHUVANESWARAN)
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 Director, Directorate of Survey & Land Records, Puducherry.
4. The Commissioner, Ariyankuppam Commune Panchayat, Puducherry.
5. The Sub-Registrar, Registration Dept., Saram, Puducherry.