

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

No.PPA/198/257/Z(SB/NCP-Layout)/2025-26

Date:

To

1. Thiru. M. Vasu,
 2. Tmt. S. Marikannu,
- No.24, Murugan Koil Street,
Bharathi Nagar, Ariyur,
Villianur Commune, Puducherry.

12 JUN 2026

With reference to your application No. Nil, dated 28th April 2025 for the grant of permission for the proposed **formation of residential layout in the name of "Murugan Villa City" with 83 plots at R.S.No.130/2pt., 130/3, 131/5, Karikkalampakkam Revenue Village, Nettapakkam Commune, Puducherry**, I have to state that the same has been permitted as per plan enclosed subject to the following conditions:-

1. The Layout Promoter /Owners shall not encroach any Government land/ canal /road portion adjoining or passing, through the layout, in any manner.
2. The Layout 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.
3. The layout approval will be revoked if the same has been obtained by furnishing any false information / statement / suppression of facts or misrepresentation of material facts.
4. This approval is issued based on the opinion of the Deputy Collector (Revenue) South, Office of the Deputy Collector (Revenue) South, obtained vide No.6649/DCRS/B4/PPA/LO/TOV/2025/570, dated 25.02.2026.
5. This approval is issued based on the opinion of the Assistant Director of Survey, Directorate of Survey and Land Records, Puducherry, obtained vide letter No.8045/DSL/ADOS/2025 dated 30.03.2026.
6. This approval is issued based on the opinion of the Executive Engineer Rural (South) O&M, Electricity Department, Puducherry, obtained vide No.2843/ED/EE-R(S)/Tech/F-57/2025-26, dated 03.02.2026.
7. This approval is issued based on the NOC issued by the Commissioner, Nettapakkam Commune Panchayat, Nettapakkam vide No.26269/Net.CP/Works/2026/1562, dated 16.02.2026.
8. Area / Plots earmarked for "Public Purpose" in the layout shall not be sold out to the General Public upto one year from the date of issue of this permit. The same may be sold to interested line departments. The owner or developer or promoter has every right to sell the plots earmarked for "Public Purpose" , if no demand from any public departments is received with in the period of one year.
9. EWS plots as earmarked in the layout shall comply to G.O.MS.No.5/2015-Hg, dated 26.02.2015 (copy enclosed)
10. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.
11. The provisions in the G.O.Ms.No.5/2023-Hg dated 18.05.2023 regarding placing of Telecommunication cable in a duct in the layout should be complied.

(V. BHUVANESWARAN)
MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY

Encl:- 1. One Approved Layout plan.

Copy to:-

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

Note:-

Road portions and OSR portion of the layout have been handed over to the Commissioner, Nettapakkam Commune Panchayat, Nettapakkam through a registered gift deed communicated vide No.26269/Net.CP/Works/2026/1678, dated 14.05.2026 (Gift deed No. 11855, dt. 13.05.2026).