

**PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY**

No.PPA / 383) / 628/PPA/Z(ACP/Layout/IP-APP)/2018

Dated: 18 DEC 2018

To

**Tvl. J. Kumaraguru, J. Paramaguru and
Tmt. K. Malathi represented by Tmt. Theresa Power Agent,
No.1, Mugilan Street,
Srinivasa Nagar, Kottamedu,
Puducherry.**

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name and style of
"Poongavanam Garden" situated at R.S.No. 23/5B & 23/5C, Abishegapakkam
Revenue Village, Ariyankuppam Commune Panchayat, Puducherry – reg.

Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 &
G.O.Ms.No.2/2018-Hg, dated 23.2.2018 & G.O.Ms.No.04/2018-Hg,
dated:26.06.2018 & G.O.Ms.No.10/2018-Hg, dated 28.09.2018.

2. Your application dated;21.03.2018.

3. This Authority's letter No.628/PPA/Z(ACP/Layout/IP-APP)/2018/7381,
dated; 16.11.2018.

With reference to your application dated; 21.03.2018 for regularization of unapproved residential layout in the name of "Poongavanam Garden" at R.S.No. 23/5B & 23/5C, Abishegapakkam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following conditions.

1. Area details; -

Sl. No.	Description	Nos.	Extent.(sqm)
i.	Layout area		3908.42.sqm
ii.	Total number of plots	30	2946.33.sqm
iii.	Plots sold	19	1833.36.sqm
iv.	Unsold plots	11	1112.97.sqm
v.	Area of road portion	61m (wide)	962.09.sqm
vi.	O.S.R. required	5% of unsold plot area	55.65.sqm
vii.	O.S.R. proposed	Nil	Nil

2. Details of remitted ;-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Regularization charges	1112.97	30/-	33,389/-
2.	Land conversion charges	1112.97	75/-	83,473/-
3.	OSR charges	55.65	310 per sqft	1,85,626/-
4.	Scrutiny fee		500 per plot	5,500/-

3. 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.
4. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
5. 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,.
6. 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.
7. 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.
8. Unsold plots in the Layout shall be sold and registered only after remittance of road development charges 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.
9. Road portions, has been handed over to Commissioner, Ariyankuppam commune Panchayat, Puducherry vide letter No. 51-13/ACP/2017-18/2049 dated; 07.06.2018 (Gift Deed No.11411/2018 dated; 04.06.2018).
10. The conditions stipulated by the Puducherry Coastal Zone Management Authority, Puducherry, vide letter No.577/DSTE/PCZMA/CLR/SCI/2018/369 dated 25.09.2018 should be strictly adhered to.

Yours faithfully


(M.KANDAR SELVAN)
MEMBER SECRETARY

Encl One copy of layout of "In-principle layout frame work approval".

Copy Submitted to:

The Chief Town Planner,
Town and Country Planning Department,
Puducherry.

....along with a copy of the layout of "In-principle layout frame work approval"

Copy to:

1. The Commissioner,
Ariyankuppam Commune Panchayat,
Puducherry

....along with a copy of the layout of "In-principle layout frame work approval"

2. The District Registrar,
Office of the Registrar Department
Saram, Puducherry

....along with a copy of the layout of "In-principle layout frame work approval"

3. The Director,
Directorate of Survey and Land records,
Puducherry.

....along with a copy of the layout of "In-principle layout frame work approval"

4. The Executive Engineer,
Irrigation Division,
Public Works Department, Puducherry

....for information