

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

No.PPA / 0634 / 848 / PPA/Z(MCP/Layout/IP-APP)/2019

Dated:

To

**Thiru. V. Sathasiva Reddiar,**  
C/o. **Thiru. G. Munusamy,**  
No.81, 4th Cross, M.G.R Nagar,  
Moolakulam, Puducherry.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "M.K.S. Green City" at R.S. No. 20/3pt, 18/21pt, Mannadipet Revenue Village, Mannadipet Commune Panchayat, Puducherry, promoted by Thiru.V. Sathasiva Reddiar, C/o. G. Munusamy – 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  
2. G.O.Ms.No.2/2018-Hg, dated 23.2.2018 & G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 11.04.2018.  
4. This Authority's letter No.848/PPA/Z(MCP/Layout/IP-APP)/2018/7860, dt:06.12.2019.  
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With reference to your application dated 11.04.2018 for regularization of unapproved residential layout in the name of "M.K.S. Green City" at R.S.No. 20/3pt, 18/21pt, Mannadipet Revenue Village, Mannadipet 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	-	10806.18sqm
ii.	Total number of plots	63	5612.76sqm
iii.	Sold Plot	13	1103.16sqm
iv.	Unsold plot	50	4509.60sqm
v.	Area of road portion	-	2451.86sqm
vi.	Reserve area for transmission lines (R1 to R4)	-	2741.56sqm
vii.	O.S.R. provided	-	Nil
viii.	O.S.R. required	10% unsold plot area	450.96sqm

2. Details of payment made by the applicant:-

S.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Scrutiny fee	50 Nos. of unsold Plots	Rs.500/-	<b>Rs.25,500/-</b> (Already paid Rs.34,500/- vide Receipt No.224311 dt:11.04.2018 vide DD No.797402 dt:11.04.2018)
2	Regularization charges vide DD No.636150 dt:07.12.2019 (United bank of India)	4509.60sq.m	Rs.30/- per sq.m	<b>Rs.1,35,288/-</b>
3	Land conversion charges vide No.636151 dt:07.12.2019 (United bank of India)	4509.60sq.m	Rs.75/- per sq.m	<b>Rs.3,38,220/-</b>
4	OSR charges vide DD No.636152 dt:07.12.2019 (United bank of India)	450.96sq.m (4853sqft)	Rs.76/- per sq.ft	<b>Rs. 3,68,828/-</b>

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 not encroach the reserve area for transmission lines as mentioned in the layout.
5. 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.
6. 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.
7. 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.
8. Road portions, has been handed over to Commissioner, Mannadipet commune Panchayat, Puducherry vide reference No.68-42/MCP/2019-20/w/1 dated 25.11.2019 (Gift Deed No. 24836 dated;21.11.2019.
9. No permanent / temporary structures to be constructed in the area earmarked as Reserve – 1, Reserve – 2, Reserve -3 and Reserve -4. These reserve area with roads therein (26m on the either side of the conductor) shall be kept always accessible and usable for regular maintenance / emergency restoration (if any) in the above mentioned structure by the Power Grid Corporation of India, Limited.
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.



87/C  
12/12/198/8

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,  
Mannadipet Commune Panchayat,  
Puducherry

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

2. The Sub Registrar,  
Office of the Sub Registrar  
Mannadipet, 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.

4. The Deputy General Manager,  
Power Grid Corporation of India Ltd.,  
Puducherry.

.... with reference to his letter No.SRTS-II/PDY /TLM/General(F-521)/2019 dt:08.05.2019

5. The Executive Engineer,  
Rural (South), Electricity Department,  
Puducherry.

.... with reference to his letter No.3646/ED/EE- R(S)/Tech/F-27/2018-19 dt:28.01.2019.