

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No.PPA/ /1297/PPA/Z(ACP/UNAPPROVED LAYOUT/R)/2018 - 19 /

Date:

To
Tmt. D. Theresa &
Tmt.K. Valliammal,
No.1, Mugilan Street,
Srinivasan Nagar,
Kottamedu,Ariyankuppam,Puducherry-605 007.

Madam,

Sub:PPA - Application seeking regularization of unapproved residential layout by Tmt. D. Theresa &Tmt.K. Valliammal in the name of "Ramadevu Nagar" situated at R.S. No.174/1pt, 174/2, 174/3, 174/4, 174/5 174/6pt & 174/11Bpt., way to ChinnaVeerampattinam, Manavelly 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.

2. Your application dated; 25.5.2018.

3.This Authority's letter No.1297/PPA/Z(ACP/UNAPPROVED LAYOUT/R)/2019/5625, dated:23.08.2019.

With reference to your application dated 23.8.2019 for regularization of unapproved residential layout in the name of "Ramadevu Nagar" situated at R.S. No.174/1pt, 174/2, 174/3, 174/4, 174/5 174/6pt & 174/11Bpt., way to Chinna Veerampattinam, Manavelly Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, "**in-principle layout frame work approval**" is hereby accorded for the said layout subject to the following conditions.

Area details:-

Sl.No.	Description	Nos.	Extent.(sqm)
i.	Layout area		8165.72sqm
ii.	Total number of plots	57 Nos.	6335.52sqm
iii.	Plots sold	29 nos.	2933.76sqm.
iv.	Unsold plots	28 nos.	3401.76sqm.
v.	Area of road portion		1830.20sqm.
vi.	O.S.R. required	5% of unsold plot area	170.08sqm.
vii.	O.S.R. proposed		Nil.

Details of fees:-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Regularization charges	3401.76	₹30/-	₹1,02,053/-
2.	Land conversion charges	3401.76	₹75/-	₹2,55,132/-
3.	OSR charges	170.09	₹340/- per sqft (average)	₹6,22,258/-
4.	Scrutiny fee			₹14,000/-

1. The Conditions stipulated by the Executive Engineer, Rural (South), Electricity Dept. vide No. 895/ED/EE-R(S)/Tech/F-27/2019-20, dated 21.06.2019, shall be strictly adhered to (Copy enclosed).
2. The Conditions stipulated by the Executive Engineer, Rural (South) vide No. 895/ED/EE-R(S)/Tech/F-27/2019-20, dated 21.06.2019, with following information that "**the applicant has given consent in a stamped paper to offer a space of 7mts X 6 Mts. to electricity Department. The space is exclusively for the purpose of erection of distribution transformer and other electrical equipments to execute power supply to the layout and adjoining area**" shall be strictly adhered to (Copy enclosed).
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. Resurvey number 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 and execution of gift deed to the commune panchayat 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 @ ₹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.

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1 OCT 2019

9. Road portion has been handed over to Commissioner, Ariyankuppam commune Panchayat, Puducherry vide reference No.51-12/2019-20/ACP/351, dated 31.7.2019 (Gift Deed No. No. 15739/2019 dated. 29.7.2019).
10. The plots should be registered at Puducherry Real Estate Regulatory Authority before sale.

Yours faithfully

(M. KANDAR SELVAN)

MEMBER SECRETARY

3/14

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 Sub Registrar,
Office of the Sub Registrar
Ariyankuppam, 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 Superintending engineer-III,
Electricity Department,
Puducherry

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

