

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

No.PPA / (43) / 1521 / PPA/Z(ACP/Layout/IP-APP)/2019

Dated:

4 MAR 2019

To

1. Thiru. N.N. Ganesan,
2. Thiru. N. N. Gunasekaran,
3. Thiru. N. N. Karunakaran,
No.71, Pooranankuppam,
Ariyankuppam, Puducherry – 605 007.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Sri Subalakshmi Nagar" at R.S. No. 110/3 & 110/8, Pooranankuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, promoted by 1. Thiru. N.N. Ganesan, 2. Thiru. N.N. Gunasekaran, 3.Thiru. N.N. Karunakaran – 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 23.2.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 21.06.2018.
4.This Authority's letter No.1521/PPA/Z(ACP)/Layout/IP-APP)/2018/656 dt:25.01.2019.
5.This Authority's letter No.1521/PPA/Z(ACP/Layout/IP-APP)/2019/1430, dt:25.02.2019.

With reference to your application dated 03.04.2018 for regularization of unapproved residential layout in the name of "Sri Subalakshmi Nagar" at R.S. No. 110/3 & 110/8, Pooranankuppam 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		5900.00sqm
ii.	Total number of plots	42	4448.22sqm
iii.	Total Sold Plot	5	515.25sqm
iv.	Total Unsold plot	37	3932.97sqm
v.	Area of road portion	---	1286.67sqm
vi.	O.S.R. required	10% of unsold plot area	393.29sqm
vii.	OSR provided	4.2% of unsold plot area	165.11sqm
viii.	Balance OSR to be provided	5.8% of unsold plot area	228.18sqm

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Scrutiny fee vide DD No.514162 dt:12.06.2018 (State bank of India)	42 (5 plots sold) (37 Nos. of unsold plots)	Rs.500/-	(Already paid Rs.13,500/- vide Receipt No.225769 dt:21.06.2018) Balance = Nil
2	Regularization charges vide DD No.507395 dt:25.2.2019 (Indian Overseas Bank)	3932.97sq.m	Rs.30/- per sq.m	Rs. 1,17,990/-

3.	Land conversion charges vide DD No.507394 dt:25.2.2019 (Indian Overseas Bank)	3932.97sq.m	Rs.75/- per sq.m	Rs.2,94,973/-
4.	OSR 10% required	393.29sq.m		---
5.	OSR proposed	165.11sq.m		---
6.	Balance OSR charges vide DD No.507393 dt:25.02.2019 (Indian Overseas Bank)	228.18sq.m (2456 sq.ft)	Rs. 47/- per sq.ft	Rs.1,15,432/-

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-rinciple 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 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.
7. The applicant shall fulfill to condition as prescribed in the NOC, which was issued by the Executive Engineer, Electricity Department, Vide No.3439/ED/EE-R(S)/Tech/F-27/2018-19 dt:31.12.2018.
8. Road and OSR portions of land have been handed over to Commissioner, Ariyankuppam commune Panchayat, Puducerry vide reference No.51-11/2018-19/ACP dated;13.02.2019 (Gift Deed No.2957/2019 dated: 11.02.2019.

Yours faithfully

04/03/19
sh mly 413 /mtr
(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.

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
Puducherry