

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

No.PPA / 5251 / 4949 / PPA/Z(NCP/Layout/IP-APP)/2020

Dated: 20 OCT 2020

To

1. Thiru. T. MURUGAN,
2. Thiru. P. ANANTHARAMAN,
3. Thiru. K. NATARAJAN,
4. Thiru. A. KRISHNAKUMAR,
No.93, Perumal Koil Street,
Puducherry – 1.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Vetri Nagar" at R.S. No.154/1, 154/8, 155, Kariyamanickam Revenue Village, Nettapakkam Commune Panchayat, Puducherry, promoted by **Thiru. T. Murugan & Others** – 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 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 22.03.2019.
4. This Authority's letter No.4949/PPA/Z(NCP/Layout/IP-APP)/2020/9661, dt:01.09.2020.
5. This Authority's letter No.4949/PPA/Z(NCP)/Layout/IP-APP/2020/10637 dt:01.10.2020.

With reference to your application dated 22.03.2019 for regularization of unapproved residential layout in the name of "Vetri Nagar" at R.S. No.154/1, 154/8, 155, Kariyamanickam Revenue Village, Nettapakkam 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
i.	Layout area		17963.40sq.m
ii.	Total number of plots	155	13328.71sq.m
iii.	Total sold plots	83	7088.44sq.m
iv.	Total unsold plots	72	6240.27sq.m
v.	Area of road portion	-	4048.81sq.m
vi.	Transformer yard area plot No.(39,131)	-	167.46sq.m
vii.	O.S.R. required	5%	312.01sq.m
viii.	O.S.R. Proposed	-	418.42sq.m

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee Receipt No.258980 dt:06.10.2020	155 (83 plots sold) (72 Nos. of unsold plots)	Rs.500/-	Rs.36,000 (Already paid Rs.32,500/-) Balance=Rs.3,500/-
2.	Regularization charges vide DD No.147684 dt:05.10.2020 (Indian Overseas Bank)	6240.27sq.m	Rs.30/- per sq.m	Rs.1,87,209/-
3.	Land conversion charges vide DD No.147685 dt:05.10.2020 (Indian Overseas India)	6240.27sq.m	Rs.75/- per sq.m	Rs.4,68,021/-
4.	OSR 5% required	312.01sq.m	-	Nil
5.	O.S.R. Proposed	418.42sq.m	-	Nil

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-principle 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. Road Transformer and OSR portions have been handed over to Commissioner, Nettpakkam Commune Panchayat, Puducherry vide reference No.10-52/Net.CP/Works/2020-21 Nettpakkam, the 16.09.2020.
8. 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.

Yours faithfully

8/c
19.10.2020

12.10.20
(V. BHUVANESWARAN)
MEMBER SECRETARY

Encl One copy of layout of "In-Principle Layout Frame Work Approval". *8/c*

Copy Submitted to:

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

Copy to:-

1. The Commissioner,
Nettpakkam Commune Panchayat,
Puducherry.
2. The Sub Registrar,
Office of the Sub Registrar
Nettpakkam, Puducherry.
3. Director,
Directorate of Survey and Land Records, Puducherry.
4. Nodal Officer,
Puducherry Real Estate Regulatory Authority,
Puducherry.
5. The Superintending Engineer – III
Electricity Department,
Puducherry.



...With respect to the letter of the Executive Engineer Rural (South) No.4522/ED/EE-R(S)/TECH/F-27/2020-21 dt:07.05.2020.