

(1)

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

No.PPA / 203 / 2922 /PPA/Z(NCP/Layout/IP-APP)/2019-23

Dated:

To
Tvl. 1. Djealatchoumy, 2. Tamodarane & 3. Sakthivel,
No. 24A, Main Road,
Jawahar Nagar,
Puducherry.

26 MAY 2023

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name of "Mullai Nagar" situated at R.S. No. 75/2Bpt, 75/6, 75/7, 75/9B, 75/9C & 75/10, Korkadu Revenue Village, Nettapakkam Commune, Puducherry – 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: 01.03.2019.
4. This Authority's letter No. 2922/PPA/Z(NCP/Layout/IP-APP)/2019-2023/1498, dt:09.05.2023.

With reference to your application dated 01.03.2019 for regularization of unapproved residential layout in the name of "Mullai Nagar" situated at R.S. No. 75/2Bpt, 75/6, 75/7, 75/9B, 75/9C & 75/10, Korkadu Revenue Village, Nettapakkam Commune, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following:-

1. Area details:-

Sl. No.	Description	Nos.	Extent.(sqm)
i.	Layout area		15976.00sqm
ii.	Total number of plots	102 Nos.	13225.92sqm
iii.	Plots sold	80 Nos.	10191.93sqm.
iv.	Unsold plots	22 Nos.	3033.99sqm
v.	Area of road portion		2672.34sqm
vi.	Percentage of sold plots	78.43%	
vii.	O.S.R. required	5%	151.69sqm
viii.	O.S.R Proposed	Plot number 69 has been proposed for erection of distribution transformer and allied equipment.	77.74
ix.	Still required OSR	Nil	73.95.

2. Details of payment made by the applicant:-

Sl. No.	Description	Nos.	Rate per sq.m.	Amount in Rupees.
i.	Scrutiny fee	22	Rs.500/- per plot	Actual=Rs.11,000/- (Paid=Rs.11,000/- vide receipt No. 236844, dated 01.03.2019) Balance = Nil/-
ii.	Regularization charges	3033.99sqm.	Rs.30/- per sqm.	Rs.91,020/-
iii.	Land conversion charges	3033.99sqm.	Rs.75/- per sqm.	Rs.2,27,550/-
iv.	OSR 5% required and Transformer yard	151.69sq.m (or) 1632.28sqft	-	-
v.	O.S.R. proposed	77.74sq.m (or) 836.48sqft	-	-
vi.	Balance O.S.R fees	73.95Sq.m. (or) 795.70sqft.	Rs. 170/- per sq.ft	Rs.1,35,269/-

2

-: 2 :-

Conditions:-

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 at the rate of 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 layout has to be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.
8. The conditions stipulated in the NOC issued by the Executive Engineer Rural (South), Electricity Department, Puducherry vide letter No. 57/ED/EE-R(S)/TECH/F-27/2020-21, dated 13.04.2021 should be strictly adhered to.
9. Roads have been handed over to the Commissioner, Nettapakkam Commune Panchayat as confirmed vide letter No.8294/NCP/Works/2021-22, dated 04.01.2023. (Gift deed registered vide No.40463, dated 26.12.2022). The conditions stipulated in the NOC issued should be strictly adhered to.

Yours faithfully,

(M. KANDAR SELVAN)
MEMBER SECRETARY

Encl: One layout copy of "In-Principle Layout Frame Work Approval".

Copy for kind information to:

1. The Chief Town Planner,
Town and Country Planning Department,
Puducherry.
2. The Member,
Puducherry Real Estate Regulatory Authority,
Puducherry.
3. The Commissioner,
Nettapakkam Commune Panchayat,
Puducherry.

o/c 5/100
o/c 24/15