

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

No.PPA/7183/5480/PPA/Z(MCP/LAYOUT/IP-APP)/2020/

Date:

To

**1.Tvl. Natarajan & Balaraman,
Represented by Power Agent Thiru. Vasudevan, S/o. Selvaraj,
2.Thiru. Janakiraman,
3.Thiru. Karunanithi,**
No.6, First Cross Street,
Mullai Nagar, Orleanpet,
Puducherry- 605 005.

29 DEC 2020

Sir/ Madam,

Sub: Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of **"Mullai Nagar Extension"** situated at **R.S.No.150/1pt**, Madagadipet Revenue Village, Mannadipet Commune Panchayat, Puducherry-Reg.

Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017,
2. G.O.Ms.No.2/2018-Hg, dt:23.2.2018 & G.O.Ms.No.04/2018-Hg, dt:26.06.2018.
3. G.O.Ms.No.16/2018-Hg, Puduchery dated 12th December 2018.
4.Your application, dated 19.10.2018.

With reference to your application dated 19.10.2018 for regularization of unapproved residential layout in the name of **"Mullai Nagar Extension" at R.S.No.150/1pt**, Madagadipet Revenue Village, Mannadipet 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	-	3,884.39sq.m
ii	Total number of plots	27	3,230.54sq.m
iii	Total sold plots	7	835.63sq.m
iv	Total unsold plots	20	2,394.91sq.m
v	Area of road portion	-	653.86sq.m
vi	O.S.R. required	10%	239.5sq.m
vii	O.S.R. proposed	-	Nil
viii	O.S.R. Still required	-	239.5sq.m

Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Scrutiny fee Receipt No.231067 dt:19.10.2018	27(7 plots sold) (20Nos. of unsold plots)	Rs.500/-	Rs.10,000/- (Already paid Rs.10,000/-) Balance=Nil
2	Regularization charges vide DD No.516860 dt:10.12.2020 (State Bank of India)	2,394.91sq.m	Rs.30/- per sq.m	Rs.71,848/-
3	Land conversion charges vide DD No.516859 dt:10.12.2020 (State Bank of India)	2,394.91sq.m	Rs.75/- per sq.m	Rs.1,79,619/-
4	OSR 10% required	239.5sq.m		
5	O.S.R. Proposed	Nil		
6	O.S.R. payment vide DD No.516861 dt:10.12.2020 (State Bank of India)	239.5sq.m or 2577.02sqft	Rs.110/- per sq.ft	Rs.2,83,473/-

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, Mannadipet Commune Panchayat, payable at Puducherry.
7. Road portions have been handed over to the Commissioner, Mannadipet Commune Panchayat, Puducherry vide reference No.68-23/MCP/2020-21/W date 27.08.2020.
8. 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.

Yours faithfully,

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28.12.20
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(V. BHUVANESWARAN)
MEMBER SECRETARY

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Encl: One copy of layout 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 Director,
Directorate of Survey and Land Records,
Puducherry.
4. The Commissioner,
Mannadipet Commune Panchayat,
Puducherry.
5. The Sub Registrar,
Office of the Sub Registrar,
Thirukkanur, Puducherry.

