

PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY

No.PPA / 193 / 1020 / PPA/Z(MCP/Layout/IP-APP)/2018-23

Dated: 19 MAY 2023

To  
Thiru. Vengadkrishnan,  
No. 9, Perumal Kovil Street,  
Thirubhuvanai,  
Puducherry

Sir,

**Sub:** PPA - Regularization of unapproved residential layout in the name of "Sri Ragavendra Nagar" situated at R.S. No. 35/2pt, 5pt, 9pt & 35/10, Thirubhuvanai Revenue Village, Mannadipet Commune, Puducherry - In-Principle Layout Frame Work Approval - Issued - Reg.

**Ref:** 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20<sup>th</sup> October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.02.2018.  
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 27.04.2018.  
4. This Authority's letter No. 1020/PPA/Z(MCP/Layout/IP-APP)/2018-2023/1213, dt:19.04.2023

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With reference to your application dated 27.04.2018 for regularization of unapproved residential layout in the name of "Sri Ragavendra Nagar" situated at R.S. No. 35/2pt, 5pt, 9pt & 35/10, Thirubhuvanai Revenue Village, Mannadipet 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		20467.55sqm
ii.	Area falls within 100m from ASI limit(Excluded from the Layout)		8398.48 sqm
iii.	Total number of plots	87	8908.14sqm
iv.	Sold plots	49 1/2 nos.	4644.70sqm
v.	Unsold plots	37 1/2 nos	4263.44sqm
vi.	Reserve area		183.90sqm
vii.	Area of road portion		2977.03sqm
viii.	Percentage of unsold plots	43.10%	-
ix.	O.S.R. required	5%	213.17sqm
x.	O.S.R. proposed	Nil.	Nil.

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Scrutiny fee	37 <sup>1/2</sup>	Rs.500/-	<b>Actual = Rs.19,000/-</b> <b>(Paid = Rs. 40,000/-</b> vide receipt No.224647, dated 27.04.2018) <b>Balance = Nil</b>
2	Regularization charges	4263.44sq.m	Rs.30/- per sq.m	<b>Rs.1,27,904/-</b> (paid vide D.D. No.761340, dt.24.04.2023 Union Bank of India)
3.	Land conversion charges	4263.44sq.m	Rs.75/- per sq.m	<b>Rs.3,19,758/-</b> (paid vide D.D. No.761342, dt.24.04.2023 Union Bank of India)
4.	OSR 5% required and Transformer yard	213.17sq.m (or) 2293.70sqft	Rs.80/- per sq.ft	<b>Rs.1,83,497/-</b> (paid vide D.D. No.761339, dt.24.04.2023 Union Bank of India)

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**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. All the plots in this layout falls in the regulated area, ie. falls between 100m to 300m from Varadharaja Perumal Temple, ie. Archaeological Survey of India (ASI) site. Necessary Clearance / NOC shall be obtained from Archaeological Survey of India site for applying for building permit from Puducherry Planning Authority for construction of building.
9. Roads have been handed over to Commissioner, Mannadipet Commune Panchayat as confirmed vide letter No.68-37/MCP/2022-23/Works, dated 18.11.2022. (Gift deed registered vide No.36733, dated 18.11.2022). The conditions stipulated in the NOC issued should be strictly adhered to.

Yours faithfully,

*mky*  
*18/11/2023*  
9c  
5/10  
*8/11/2023*  
**(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,  
Mannadipet Commune Panchayat,  
Puducherry.