

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

No.PPA/1180/2326/PPA/Z(MCP/LAYOUT/IP-APP)/2018-21/

Date:  2 MAR 2021

To

Thiru. R. Venugopal,
No.78, Mariamman Koil Street,
Sellipet Post,
Puducherry- 605 501.
Mobile No.9843565221.

Sir/ Madam,

Sub: Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of **"Sri Ramachandira Nagar"** situated at **R.S.No.41/3/Apt, Sellipet 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, Puducherry dated 12th December 2018.
 4. Your application, dated 27.07.2018.

With reference to your application dated 19.10.2018 for regularization of unapproved residential layout in the name of **"Sri Ramachandira Nagar"** at **R.S.No.41/3/Apt, Sellipet 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.(sqm)
i)	Layout area		5,346.13
ii)	Total number of plots	35	4,395.88
iii)	Total Plots sold	13	1,617.92
iv)	Total Unsold plots	22	2,777.96
v)	Area of road portion		950.25
vi)	Width of internal roads		6.1m
vii)	Percentage of sold plots	37.14%	
viii)	Whether access provided to adjacent lands	Yes	

Details of payment made by the applicant:-

Sl.No	Details	Extent	Rate in Rupees	Amount in Rupees
1	Scrutiny fee Receipt No.226961 dt: 27.07.2018, DD No.13434dt:27.07.2018 (State Bank of India)	35(13 plots sold) (22Nos. of unsold plots)	Rs.500/-	Rs.11,000/- (Amount paid Rs.11000) Balance: Nil
2	Regularization charges vide DD No.718562 dt:06.01.2021 (State Bank of India)	2,777.96sq.m	Rs.30/- per sq.m	Rs.83,339/- (Amount paid Rs.83,676) Balance: Nil
3	Land conversion charges vide DD No.718561dt:06.01.2021 (State Bank of India)	2,777.96sq.m	Rs.75/- per sq.m	Rs.2,08,347/- (Amount paid Rs.2,09,190) Balance: Nil
4	OSR 10% required	277.10sq.m		
5	O.S.R. Proposed	Nil		
6	O.S.R. payment vide DD No.718560 dt:06.01.2021 (State Bank of India)	277.10sq.m Or 2.771A're	Rs.17,200/- per Are	Rs.47,661/- (Amount paid Rs.47,976) Balance: Nil

Sd/ Govind Gopinath

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 Pudukcherry 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 Pudukcherry.
7. Road portions have been handed over to the Commissioner, Mannadipet Commune Panchayat, Pudukcherry vide reference No.68-06/MCP/2020-21/W/180 date 10.09.2020.
8. The layout has to be registered with the Pudukcherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.
9. The condition stipulated by Electricity Department vide letter No.3506/ED/EE-R(s)/Tech/F-27/2019-20 dt: 06.01.2020 shall be strictly adhered to.

Yours faithfully,



(Signature)
(V. BHUVANESWARAN)
MEMBER SECRETARY

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,
Pudukcherry.
2. The Member,
Pudukcherry Real Estate Regulatory Authority,
Pudukcherry.
3. The Director,
Directorate of Survey and Land Records,
Pudukcherry.
4. The Commissioner,
Mannadipet Commune Panchayat,
Pudukcherry.
5. The Sub Registrar,
Office of the Sub Registrar,
Thirukannur, Pudukcherry.

(Signature)