

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

No.PPA / 1288 / 11395 / PPA/Z(NCP/Layout/IP-APP)/2021

Dated: - 5 MAR 2021

To  
Tmt. K. ANNAPOORANI,  
No.1, V.S. Nagar,  
III<sup>rd</sup> Cross,  
Madukarai, Puducherry - 605 105.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Annapoorani Nagar" at R.S. No.66/10pt, Madukarai Revenue Village, Nettapakkam Commune Panchayat, Puducherry, promoted by Tmt. K. Annapoorani - 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: 17.09.2019.  
4. This Authority's letter No.11395/PPA/Z(NCP/Layout/IP-APP)/2020/2043 dt:30.11.2020.  
5. This Authority's letter No.11395/PPA/Z(NCP)/Layout/IP-APP/2021/1091 dt:16.02.2021.

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With reference to your application dated 17.09.2019 for regularization of unapproved residential layout in the name of "Annapoorani Nagar" at R.S. No.66/10pt, Madukarai 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	-	4215.00sq.m
ii.	Total number of plots	33	3406.63sq.m
iii.	Plots sold on or before 30/1/2017	10	1107.48sq.m
iv.	Unsold plots as on 30/1/2017	23	2299.15sq.m
v.	Area under roads	-	808.37sq.m
vi.	O.S.R. required	10%	229.92sq.m
vii.	O.S.R. proposed	Nil	-

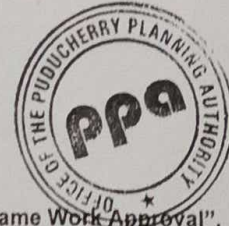
2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee Receipt No.247309 dt:17.09.2019	33 (10 plots sold) (23 Nos. of unsold plots)	Rs.500/-	Rs.11,500 (Already paid Rs.11,500/-) Balance=Nil
2.	Regularization charges vide DD No.094115 dt:17.02.2021 (Indian Bank)	2299.15sq.m	Rs.30/- per sq.m	Rs.68,978/-
3.	Land conversion charges vide DD No.094116 dt: 17.02.2021 (Indian Bank)	2299.15sq.m	Rs.75/- per sq.m	Rs.1,17,437/-
4.	OSR 10% charges vide DD No.094117 dt:17.02.2021 (Indian Bank)	229.92sq.m (or) 2474 sqft	Rs.170/- per sq.ft	Rs.4,20,580/-
5.	O.S.R. proposed	-	-	Nil


P.T.O

*J.K. Annapoorani*

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. Road portions have been handed over to Commissioner, Nettapakkam Commune Panchayat, Puducherry vide reference No.8031/Net.CP/Works/2020-21 date 01.02.2021.
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,

  
(V. BHUVANESWARAN)  
MEMBER SECRETARY

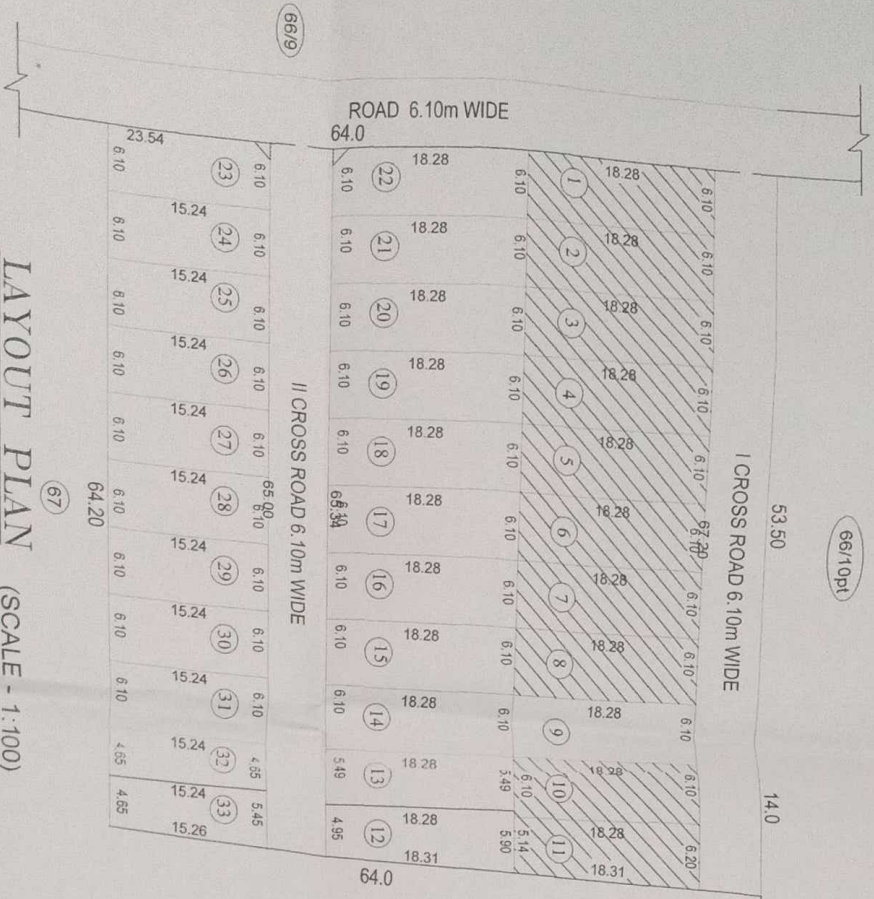
Encl One copy of layout of "In-Principle Layout Frame Work Approval". 1/7

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,  
Nettapakkam Commune Panchayat, Puducherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Nettapakkam, Puducherry.

# PLAN SHOWS THE LAYOUT IN THE NAME OF " ANNAPPOORANI NAGAR " AT R.S.No. 66/10 pt, MADUKARAI REVENUE VILLAGE, NETTAPAKKAM COMMUNE PANCHAYAT, PUDUCHERRY.

MEMBER SECRETARY  
PUDUCHERRY PLANNING AUTHORITY  
Subject to the fulfillment of conditions  
Stipulated in the permit (Sl. No. 1 to 8 )  
No. 1288/11295/Per/PL/TKK/DATED: 5 MAR 2021  
Layout/1P-APP/2021



### UNSOLD PLOTS AREA

Plot Number	No.	Area	Area (m <sup>2</sup> )
9	1	111.52	111.52
12	1	99.27	99.27
13	1	100.35	100.35
14 to 22	9	111.52	1003.68
23 to 31	9	92.94	836.46
32	1	70.86	70.86
33	1	77.01	77.01
<b>Total</b>	<b>23</b>		<b>2299.15</b>

### SOLD PLOTS AREA

Plot Number	No.	Area	Area (m <sup>2</sup> )
1 to 8	8	111.52	892.16
10	1	111.52	111.52
11	1	103.80	103.80
<b>Total</b>	<b>10</b>		<b>1107.48</b>

## LAYOUT PLAN

(SCALE - 1:100)

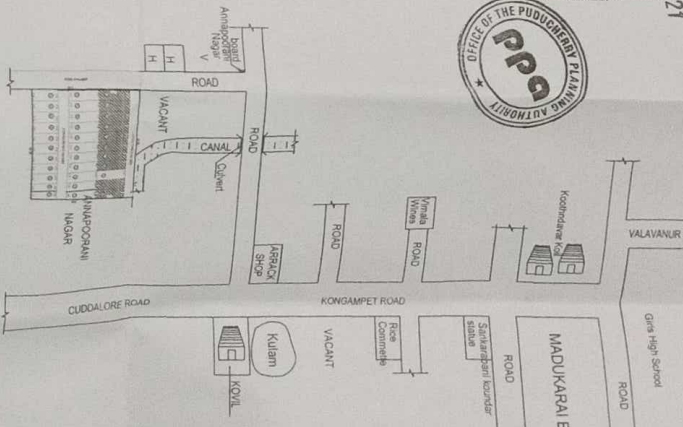
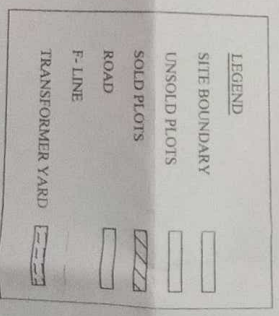
ALL DIMENSIONS ARE IN METER

### ROAD PORTION AREA DETAILS

Road Name	L1 (m)	L2 (m)	Width (m)	Area (m <sup>2</sup> )
First Cross Street	67.50	67.20	6.10	410.94
Second Cross Street	65.34	65.00	6.10	387.54
<b>Total</b>				<b>808.37</b>

### EXTENT DETAILS

R.S.No.	EXTENT	Area (m <sup>2</sup> )
66/10pt	H A Ca	4215
	0 42 15	



Area Details	Area (m <sup>2</sup> )
TOTAL LAYOUT AREA	4215.00
SOLD PLOTS AREA	1107.48
UNSOLD PLOTS AREA	2299.15
ROAD PORTION AREA	808.37
<b>OSR REQUIRED (10%)</b>	<b>229.92</b>

### APPROVING AUTHORITY

**Dr. A. DAYANITHY**  
M. Tech., MIE, MICK  
Registered Structural Engineer  
Hase, P.O. Nettapakkam  
Puducherry  
**ENGINEER**

**OWNER**

I. A. Arora