

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

No.PPA / **1725** / 1474/PPAZ/(MCP/Layout/JP-APP)/2018-2021

Dated:

**23 MAR 2021**

To

1. Tmt. Meenatchisundaram,
  2. Tmt. J. Chitra,
  3. Tmt. Vennila,
  4. Thiru. A. Ramalingam,
- Represented by their power agent  
**Thiru. A. Jayavelu &**  
**S. Rajamma Bebe,**  
No.6, Kamaraj Street,  
Vasantham Nagar Extension,  
Villianur, Puducherry-605 110,

Sir,

**Sub:** PPA - Regularization of unapproved residential layout in the name of "**Roja Nagar**" at R.S.No.129/10,12 & 125/2,5,6 Mannadipet Revenue Village, Mannadipet Commune Panchayat, 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: 18.06.2018.  
4. This Authority's letter No.1474/PPAZ/(MCP/UnApplayout)/2018/430 dt:22.01.2021.

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With reference to your application dated 18.06.2018 for regularization of unapproved residential layout in the name of "**Roja Nagar**" at R.S.No.129/10,12 & 125/2,5,6 Mannadipet 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		12212.71sqm
ii.	Total number of plots	81	9155.28Sqm
iii.	Total sold plots	1	97.67sqm
iv.	Total unsold plots	80	9057.61sqm
v.	Area of road portion		3057.43sqm
vi.	O.S.R. required	10%	905.76sqm
vii.	O.S.R. proposed	Nil	Nil

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee	80 Nos. of unsold Plots	Rs.500/-	<b>Rs.43,000/-</b> (Already paid vide Receipt No.225677 dt:18.06.2018) Balance = Nil
2.	Regularization charges vide DD No.910090 dt:29.01.2021 (Indian Bank)	9057.61sqm	Rs.30/- per sqm	<b>Rs.2,71,728/-</b>
3.	Land conversion charges vide DD No.910080 dt:29.01.2021(Indian Bank)	9057.61sqm	Rs.75/- per sqm	<b>Rs.6,79,321/-</b>
4.	OSR charges vide DD No.983860 dt:29.01.2021 (Indian Bank)	905.76sqm (9745.98sq.ft)	Rs.11.71/- per Sqft	<b>Rs.1,14,125/-</b>

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 Conditions stipulated by the Electricity Department, Puducherry vide their Letter No.768/ED/EE-R(N)/TECH/F.TO/2019-20 dt:27.05.2019.
8. The Conditions stipulated by the Irrigation Division, PWD, Puducherry vide their Letter vide No.2253/PW/EEI/DB/C-19/2019-20/7091 dt:19.07.2019.
9. The Conditions stipulated by the Commissioner, Mannadipet Commune Panchayat vide their Letter No.34-13/MCP/Lic/2019-20/w dt:21.02.2020.
10. Road portions, has been handed over to Commissioner, Mannadipet commune Panchayat, Puducherry vide reference No.F-68-05/MCP/2019-20/w dated: 21.10.2020 (Gift Deed No.12109/2020 dated: 24.07.2020).
11. Road portions, has been handed over to Commissioner, Mannadipet commune Panchayat, Puducherry vide reference No.F-68-05/MCP/2019-20/w dated: 21.10.2020 (Gift Deed No. 20063/2020 dated:20.10.2020)
12. 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,

*(S. Srividya)*  
*21/10/2020*  
 6/7  
 (S. SRIDARANE)  
 MEMBER SECRETARY(I/c)



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, Puducherry.