

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET
PUDUCHERRY

No.6490/PPA/Z(INDIVIDUAL/PLOT)/2019/ 3753

Dated :

23 JUL 2021

To

Thiru. G. Annamalai,
No.12 School street Nonankuppam Ariyankuppam Puducherry -7.

Sir/Madam,

Sub: PPA - Regularization of individual plots in the residential layout situated at R.S. No.22/17, 22/18, Sri Annamalaiyar Nagar, Plot No. 34, 35, 38, 39, 40, 41, 42, Reserve (Near 41), Reserve (Near 42), Manavelly Revenue Village, Ariyankuppam Commune Panchayat, Puducherry - Reg.

Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.2.2018 & G.O.Ms.No.04/2018-Hg dated; 26.06.2018.
2. TCP-Board-59th Minutes of Meeting communicated vide letter no. 375/TCP/Board/JTP(plg)/2018-19/99, Dt. 21.01.2019.
3. Your application dated; 28-03-2019
4. This Authority's letter No No.6490/PPA/Z(INDIVIDUAL/PLOT)/2019/ dated: 30-06-2021

With reference to your application dated;28-03-2019 and e-Stamp affidavit dated: 15/04/2021, it is informed that approval for regularization of plots bearing No **34, 35, 38, 39, 40, 41, 42, Reserve (Near 41), Reserve (Near 42)** measuring an extent of **937.73Sq.m** at **R.S. No.22/17, 22/18, Sri Annamalaiyar Nagar, Manavelly Revenue Village, Ariyankuppam Commune Panchayat, Puducherry**, is hereby accorded subject to the following conditions.

1. The Individual plot Owner shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner. If any such encroachment is found at later stage, the regularization shall be deemed to be revoked and shall be liable to be dealt as per law and the Puducherry Planning Authority shall not be held responsible since the plot has been regularized.
2. The Plot owners/and the authorized Signatory/Layout promoter of the layout shall jointly or severally be responsible to tally the measurement with layout plan on the ground in all respects viz. R.S.No. of the land, extent, boundaries of the site, access to the plot, plot number, etc.,
3. The Individual plot owner and Layout Promoter /or his Authorized person shall settle any legal disputes in the court of law in respect of the plot for which this regularization is issued and in case of any dispute the Puducherry Planning Authority shall be indemnified.
4. The regularization issued for this plot 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 regularization of plots has been issued.
5. The Regularizations of plots shall not be construed as Building plan approval for construction of building.
6. The buildings in the regularized plot, if any shall not be considered as a building plan approval /buildings approved. However, the buildings in such plot shall be got approved from this Authority as per the provisions of Puducherry Building Bye laws and Zoning Regulations, 2012.
7. The Regularizations of plots is subject to strict compliance of Notifications of Archeological Survey of India, No development zones of Puducherry Coastal Zone Management Authority, Airport Authority of India, Southern Railways, Electricity Department, Power Grid Corporation, etc., and the regularization shall not be construed as a No objection for any construction in the restricted/regulated areas/zones.
8. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.

9. Details of fees paid:-

S.No.	Details	Extent as Per document (s.q.m)	Rate Per s.q.m (Rs.)	Amount Rs.
1	Scrutiny fee		500	4500
2	Regularization charges	937.73 (or) 10090 sqft	30	28132
3	Road Development Charges	937.73 (or) 10090 sqft	180	168792
4	Land Conversion Charges	937.73 (or) 10090 sqft	75	70330
5	OSR 10% Charges	93.773 (or) 1009 sqft	390 /sqft	393510

Yours faithfully



m/gauth
22/7/2021

MEMBER SECRETARY

Encl; Layout copy

1. The Sub Registrar,
Office of the Sub Registrar,
Ariyankuppam, Puducherry.

2. The Commissioner,
Ariyankuppam Commune Panchayat,
Puducherry.

.....informed that the applicant remitted the Road Development charges vide Demand Draft No 688675, dt.09.07.2021 and the OSR charges vide Demand Draft No 688673, dt.07.07.2021 of State Bank of India in favour of Ariyankuppam Commune Panchayat, Puducherry.

ஸ்ரீ அண்ணாமலையார் நகர்

State : Puducherry
Commune : Ariyankuppam
Rev. Village : Manavelly
Village : Nonankuppam
R.S. No. : 22/18, 22/17

அரியாங்குப்பம் கொம்புன் பஞ்சாயத்து

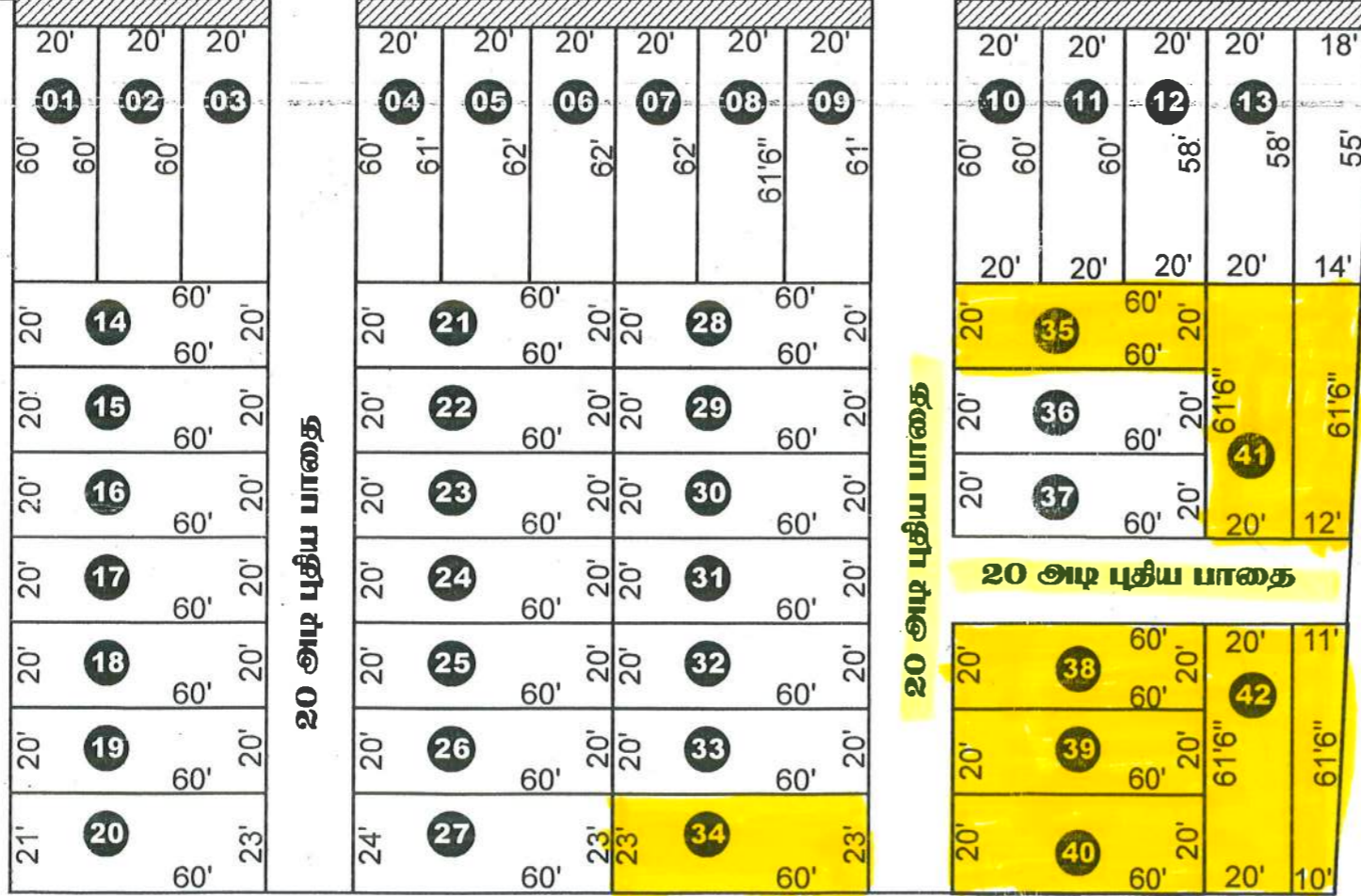
மணவெளி வருவாய் கிராமம்

நோனாங்குப்பம் ரீ சர்வே எண். 22/17, 18



நோனாங்குப்பம் to இருசாம்பாளையம் வழியாக அரியாங்குப்பம் போதும் ரோடு

Plot No.	Sq. Feet
1	1200
2	1200
3	1200
4	1210
5	1230
6	1240
7	1240
8	1236
9	1126
10	1200
11	1200
12	1180
13	1160
14	1200
19	1200
20	1265
21	1200
26	1200
27	1410
28	1200
33	1200
34	1380
35	1200
40	1200
41	1232
42	1232



Total Plot Area : 53,205 Sq.Ft
Ist Cross Road : 4,080 Sq.Ft
IInd Cross Road : 4,030 Sq.Ft
IIIrd Cross Road : 1,840 Sq.Ft
Total Area : 63,155 Sq.Ft

H. A. Ca
R.S. No 22/17 0.06.50 6994 Sq.Ft
R.S. No. 22/8 0.86.00 92536 Sq.Ft
Total 99530 Sq.Ft



34, 35, 38, 39, 40, 41, 42

Revenue (Near 41),
Revenue (Near 42),
(Nine plots only)

The Plot bearing No(s)
is / are Regularised by this Authority, Vide Letter

No. 37531/6490 / PPA (Acp)

(UAL-PLOT-REGU)2019 Date JUL 2021

Document No. 2576 Date 13/06/2003

Name of the Plot Owner: Thiru. G. Annamalai

MEMBER SECRETARY
Puducherry Planning Authority
PUDUCHERRY

