

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

No.PPA / 185 / 1197/PPA/Z(MCP/Layout/IP-APP)/2022

Dated: 12 APR 2022

To

1. Thiru. B. Umeshkumar,
  2. Thiru. K. Venkatesan,
  3. Tmt. N. Vijayalakshmi,
- No.95, Easwaran Koil Street,  
Puducherry - 605 001.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Sri Ram Nagar" situated at R.S.No.117/1A,2A,4,5, 118pt, 120/1, 121/1pt, Sanniyasikuppam Revenue Village, Mannadipet Commune Panchayat, Puducherry, promoted by Thiru. B. Umeshkumar, 2. Thiru. K. Venkatesan, 3. Tmt. N. Vijayalakshmi - 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: 21.02.2019.
  4. This Authority's letter No.2353/PPA/Z(VCP/Layout/IP-APP)/2022/697 dt:09.11.2022.

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With reference to your application dated 21.02.2019 for regularization of unapproved residential layout in the name of "Sri Ram Nagar" at R.S.No.117/1A,2A,4,5, 118pt, 120/1, 121/1pt, Sanniyasikuppam Revenue Village, Mannadipet Commune Panchayat, 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       |
|--------|-----------------------|------|--------------|
| i.     | Layout area           | -    | 77777.00sq.m |
| ii.    | Total number of plots | 242  | 20234.58sq.m |
| iii.   | Total sold plots      | 116  | 10012.08sq.m |
| iv.    | Total unsold plots    | 126  | 10222.50sq.m |
| v.     | Area of road portion  | -    | 6306.60sq.m  |
| vi.    | O.S.R. required       | 10%  | 1022.25sq.m  |
| vii.   | O.S.R. proposed       | Nil. | 1235.82sq.m  |

2. Details of payment made by the applicant:-

| Sl. No. | Details                 | Extent   | Rate in Rupees      | Amount in Rupees  |
|---------|-------------------------|--|---------------------|---|
| 1.      | Scrutiny fee            | 242 (116 plots sold)<br>(126 Nos. of unsold plots) | Rs.500/-            | Rs.63,000/-<br>(Already paid Rs.61,500/-)<br>Balance = 1,500/-<br>Paid vide Receipt No.225005<br>Dt: 12.04.2022 |
| 2.      | Regularization charges  | 10222.50sq.m                                       | Rs.30/-<br>per sq.m | Rs.3,06,675/-<br>Paid vide DD No.573492<br>dt:08.04.2022  |
| 3.      | Land conversion charges | 10222.93sq.m                                       | Rs.75/-<br>per sq.m | Rs.7,66,688/-<br>Paid vide DD No.573493<br>dt:08.04.2022  |
| 4.      | O.S.R. 10% required     | 1022.25sq.m  | -                   | -   |
| 5.      | O.S.R. proposed         | 1235.82sq.m  | -                   | -   |

*N. Srinivasan*

*V. V. Venkatesan*

P.T.O

**3. 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. Road, OSR, Transformer yard portions have been handed over to Commissioner, Mannadipet Commune Panchayat, Puducherry as confirmed vide reference File No.68-79/NC/P/2021-22/Works dated 11.04.2022.
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,

*(Signature)*  
(M. KANDAR SELVAN)  
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,  
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, Mannadipet, Puducherry.