PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No. 409 / 139 / PPA / Z(MCP/Individual/ Plot) / 2022 / **Dated:**

03 FEB 2022

To

Thiru. Rajendiran,
No.11, Narayanadass Street,
Kamaraj Nagar, Vengata Nagar,
Puducherry - 11.

Sir,

Sub: PPA - Regularization of individual plots in the residential layout at R.S.No.100/1B, 95/10B, Plot No. 2, 3, Reserve, Kodathur Revenue Village, Mannadipet 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.16/2018-Hg, Puducherry dated 12th December 2018.

2. Your application dated; 08.01.2020.

3. This Authority's letter No.139/PPA/Z(MCP/INDIVIDUAL/PLOT)/2020 dt:07.01.2022

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With reference to your application dated 08.01.2020 it is informed **that approval for regularization of plots bearing Nos. 2, 3, Reserve (3 plots)** measuring an extent of **558.97Sq.m** at **R.S. No.100/1B, 95/10B, Kodathur Revenue Village, Mannadipet 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 / Regulations of Archeological Survey of India, No development zones of Puducherry Coastal Zone Management Authority, Airport Authority of India, Southern Railways, Department of Electricity and 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 (sq.m)	Rate per sq.m. (Rs.)	Amount (Rs.)
1.	Scrutiny fee		500	1500
2.	Regularization charges	**558.97sq.m**	30	16770
3.	Road Development Charges	**558.97sq.m**	180	100615
4.	Land Conversion Charges	**558.97sq.m**	75	41923
5.	OSR 10% Charges	**55.89sq.m (602sqft)**	140 /sq.ft	84280

Yours faithfully

03/02/2022

for MEMBER SECRETARY

Encl; Layout copy

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

2. The Commissioner,
Mannadipet Commune Panchayat,
Puducherry.

.....informed that the applicant has remitted the Road Development charges vide Demand Draft No.130713, dated 07.01.2022 of Indian Bank & OSR Charges vide Demand Draft No.130714, dated 07.01.2022 of Indian Bank.