

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No. PPA / 992 / 811 / PPA/Z(ACP/Layout/IP-APP)/2018-22

Dated:

15 JUN 2022

To
Thiru. V. Annibal Kennedy,
No.75/2, Savarirayalu Street,
Puducherry.

Sir,

Sub: PPA -, Regularization of unapproved residential layout in name of "Ranjitham Ponnusamy Nagar" situated at R.S. No.2/5A, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, promoted by Thiru. V. Annibal Kennedy - In-Principle Layout Frame Work Approval - issued - Reg.

- Ref:1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 09.04.2018.
4.This Authority's letter No.811/PPA/Z(ACP/Layout/R)/RURAL/2018/1578 dt:08.04.2022.
5.This Authority's letter -No.811/PPA/Z(ACP/Layout/R)/RURAL/2018/2349 dt:26.05.2022.

With reference to your application dated 09.04.2018 for regularization of unapproved residential layout in the name of "Ranjitham Ponnusamy Nagar" situated at R.S. No.2/5A, Thavalakuppam Revenue Village, Ariyankuppam 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	-	13080sqm
ii.	Total number of plots	89 nos.	10672.3sqm
iii.	Sold plots	72 nos.	8501.3sqm.
iv.	Unsold plots	17 nos.	2171.0sqm
v.	Area of road portion	-	2407.7sqm
vi.	Percentage of unsold plots	19.10%	-
vii.	O.S.R. required	10%	217.10sqm

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	89 (72 sold plots) (17 Nos. of unsold plots)	Rs.500/-	Rs.8,500/- (Already paid Rs.9,500/- vide receipt No 224234, dt. 09.04.2018)
2.	Regularization charges	2171.00sq.m	Rs.30/- per sq.m	Rs.65,130/- Paid vide DD No.340223 dt:02.06.2022
3.	Land conversion charges	2171.00sq.m	Rs.75/- per sq.m	Rs.1,62,825/- Paid vide DD No.340224, dt:02.06.2022
4.	OSR 10% required	2171.00sq.m	Rs.4,304/- per sq.m	Rs.9,34,399/- Paid vide DD No.340217 dt:02.06.2022
5.	OSR proposed	-	-	-

Annibal Kennedy

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, Ariyankuppam Commune Panchayat, Puducherry as confirmed vide reference File No.51-25/2022-23/ACP dated 16.05.2022:
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.
9. The condition stipulated in the NOC issued by the Member Secretary, Puducherry Coastal Zone Management Authority, Vide letter No. 7016/DSTE/PCZMA/NOC/SCI/2020/438, dated: 19.08.2021 shall be strictly adhered to. Conditions as stated in the NOC: The project proponent shall not carryout any permanent construction from the High Tide Line (HTL) of River Chunnambar tidal influenced water body up to 100 metres in the proposed layout, since, Plot Nos. 6, 7, 8, 9 and 10 at R.S. 2(pt) falls under CRZ-III, NDZ as per the existing CZMP prepared under CRZ notification, 2011. The Plot Nos. 6, 7, 8, 9 and 10 which falls under CRZ-III, No Development Zone (NDZ) shall be used for designated purposes / permitted activities as per the CRZ Notification, 2011 and shall not be used for construction of any building which is for strict compliance.
10. The condition stipulated in the NOC issued by the Electricity Department vide No. 2685/ED/EE-R(S)/Tech/F-27/2021-22, dated: 19.01.2022.



Yours faithfully,

(M. KANDAR SELVAN)
MEMBER SECRETARY

1/16

Encl: One layout copy 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,
Ariyankuppam Commune Panchayat, Puducherry.
5. The Sub Registrar,
Office of the Sub Registrar, Ariyankuppam, Puducherry.
6. The Superintending Engineer – III, Electricity Dept., Puducherry.

Autem...