

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

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No.PPA/ 1057/6186/Z(MCP)(Layout-Regu)/IP-APP/2018-2022

Date: **27 JUL 2022**

To

(1) Thiru. K. THULASINGAM,  
(2) Thiru. J. JANARTHANAN,  
(3) Thiru. J. JAYAKUMAR,  
Represented by their Power Agents  
(1) Thiru. S. RAJKUMAR,  
(2) Thiru. C. SAKTHIVEL,  
No. 7, 1<sup>st</sup> Cross, Mariyal Nagar,  
Reddiyarpalayam,  
Puducherry – 605 010

Sir,

**Sub:** PPA – Regularisation of residential unapproved layout in the name of “SRI SIVASAKTHI NAGAR” (Plot Nos. 1 to 17, 19 to 46, 48 to 61)(59 plots) situated at R.S. Nos. 34/2A-pt & 34/2B-pt, Kothapurinatham, Thiruvandarkoil Revenue Village, Mannadipet Commune, Puducherry - In-Principle Layout Frame Work Approval – Issued - Reg.

**Ref:** 1. G.O.Ms. No. 20/2017-Hg, dated 20-10-2017;  
2. G.O.Ms.No. 02/2018-Hg, dated 23-02-2018,  
3. G.O.Ms.No. 04/2018-Hg, dated 26-6-2018,  
4. G.O.Ms.No. 10/2018-Hg, dated 28-9-2018,  
5. G.O.Ms.No. 16/2018-Hg, dated 12-12-2018,  
6. Your application, dated 17-12-2018  
7. Letter No. 68-90/MCP/2021-22/Works, dated 20-4-2022 of the  
Commissioner, Mannadipet Commune Panchayat

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With reference to your application dated 17-12-2018 for Regularization of Residential unapproved layout, in the name of “SRI SIVASAKTHI NAGAR” (Plot Nos. 1 to 17, 19 to 46, 48 to 61)(59 plots) situated at R.S. Nos. 34/2A-pt & 34/2B-pt, Kothapurinatham, Thiruvandarkoil Revenue Village, Mannadipet Commune, Puducherry, “In-Principle Layout Frame Work Approval” for the said layout is hereby accorded as per the G.Os. cited above, subject to the following:

(1) AREA DETAILS

Sl No	Description	Nos	Extent (sqm)
(i)	Layout Area		8580.50 sqm
(ii)	Area of road portion		1460.09 sqm
(iii)	Total number of Plots	59	7120.41 sqm
(iv)	Sold Plots	39	4741.40 sqm
(v)	Unsold plots	20	2379.01 sqm
(vi)	Area of Reserve		NIL
(vii)	(Unsold + Reserve)		2379.01 sqm
(viii)	Percentage of Unsold plots	33.90 %	
(ix)	O.S.R. required @ 5 % of unsold area (2379.01 X 0.05)		118.95 sqm
(x)	O.S.R. proposed		NIL

*mly*  
11/27/2022 ..... 2/-

## (2) DETAILS OF PAYMENT MADE BY THE APPLICANT

Sl No	Details	Extent (Sqm)	Rate in Rupees	Amount in Rupees
(i)	Regularisation charges, vide D.D. No. 115773, dated 14-6-2022, drawn in City Union Bank Ltd, in favour of Chief Town Planner, Town & Country Planning Department	2379.01 sqm (unsold plot area)	₹ 30 / Sqm	₹ 71,370 /-
(ii)	Land Conversion charges, vide D.D. No. 115774, dated 14-6-2022, drawn in City Union Bank Ltd, in favour of Chief Town Planner, Town & Country Planning Department	2379.01 sqm (unsold plot area)	₹ 75 / Sqm	₹ 1,78,426 /-
(iii)	Charges for O.S.R area, vide D.D. No. 115930, dated 14-6-2022, drawn in City Union Bank Ltd, in favour of Commissioner, MCP	118.95 sqm	₹ 1,183.60 / Sqm (GLR rate)	₹ 1,40,789 /-

## (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, Dimensions, Plot Numbers, 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.

*[Handwritten Signature]*

-: 3 :-

7. The Road portions have been handed over to the Commissioner, Mannadipet Commune Panchayat, Puducherry, through Gift deed executed between the promoter & MCP, Vide deed No. 11341/2022, dated 18-4-2022 and NOC issued by MCP, vide letter No. 68-90/MCP/2021-22/Works, dated 20-4-2022.
8. The layout should be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Yours faithfully,

*1/14*  
*mky 11/7/22*  
(M. KANDAR SELVAN)  
MEMBER SECRETARY

Encl: Copy of layout of "In-Principle Layout Frame Work Approval" – 1 Sheet.

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 Registrar,  
Thirukkanur,  
Puducherry



DETAILS OF ROAD						
Road Name	SURVEY NO	NORTH	SOUTH	EAST	WEST	SQM
Main Road	34/2Apt & 34/2Bpt	198.50	198.20	6.20	6.10	1320.54
Cross Road	34/2Apt & 34/2Bpt	6.10	6.10	19.20	19.20	117.12
Corner Slays - 1 Nos. (Plot Nos.19)						3.13
Cross Road	34/2Apt & 34/2Bpt	6.10	6.10	19.66	19.80	118.80
Corner Slays - 1 Nos. (Plot Nos.46 & 48)						2.50
Total						1460.09

**PROPOSED REGULARIZATION OF RESIDENTIAL UNAPPROVED LAYOUT IN THE NAME OF "SRI SIVASAKTHI NAGAR" (PLOT NOS 1 TO 17, 19 TO 46, 48 TO 61) (59 PLOTS) AT R.S. No. 34/2Apt & 34/2Bpt, KOTHAPURINAKHAIL, THIRUVANDARKOIL REVENUE VILLAGE, MANNADIPET COMMUNE, PUDUCHERRY.**

Sold Plots       Unsold Plots  
 Total No. of Plots : 59  
 Plots sold : 39  
 Plots unsold : 20

**Area Details:**

Total Area of Layout	6590.50 Sq.M
Area of Plots Sold (39 Plots)	4741.40 Sq.M
Area of Plots Unsold (20 Plots)	2379.01 Sq.M
Total Area of Plots (59 Plots)	7120.41 Sq.M
Road Area	1460.09 Sq.M
Required OSR (5%)	118.95 Sq.M
OSR Proposed	0.00 Sq.M

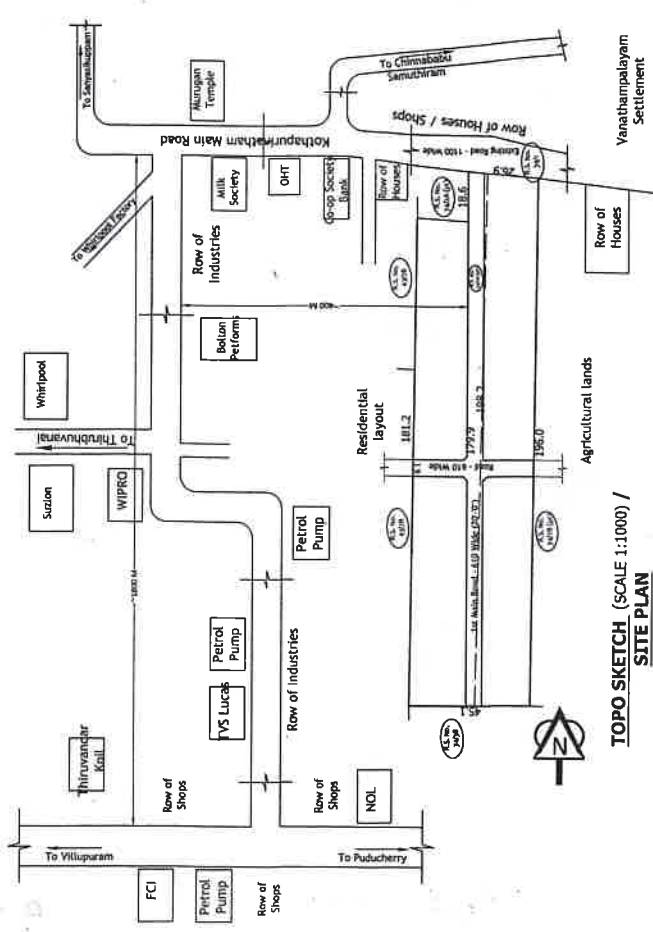
All dimensions are in Metres  
**Scale : 1:500**  
 (Unless and otherwise mentioned)

**Owner / Promoter**  
*Sri. Srinivasan*  
*c. Sainivaf*

**Engineer / Planner**  
*R. Shanmugasundaram*  
 R. SHANMUGASUNDARAM I.E.  
 Registered Engineer  
 3-419/PPALLIC/2002  
 No. 3, Third Cross, Jaya Nagar,  
 Raddiarpalayam,  
 Pudukcherry - 605 010.  
 Mobile : 98430 42808

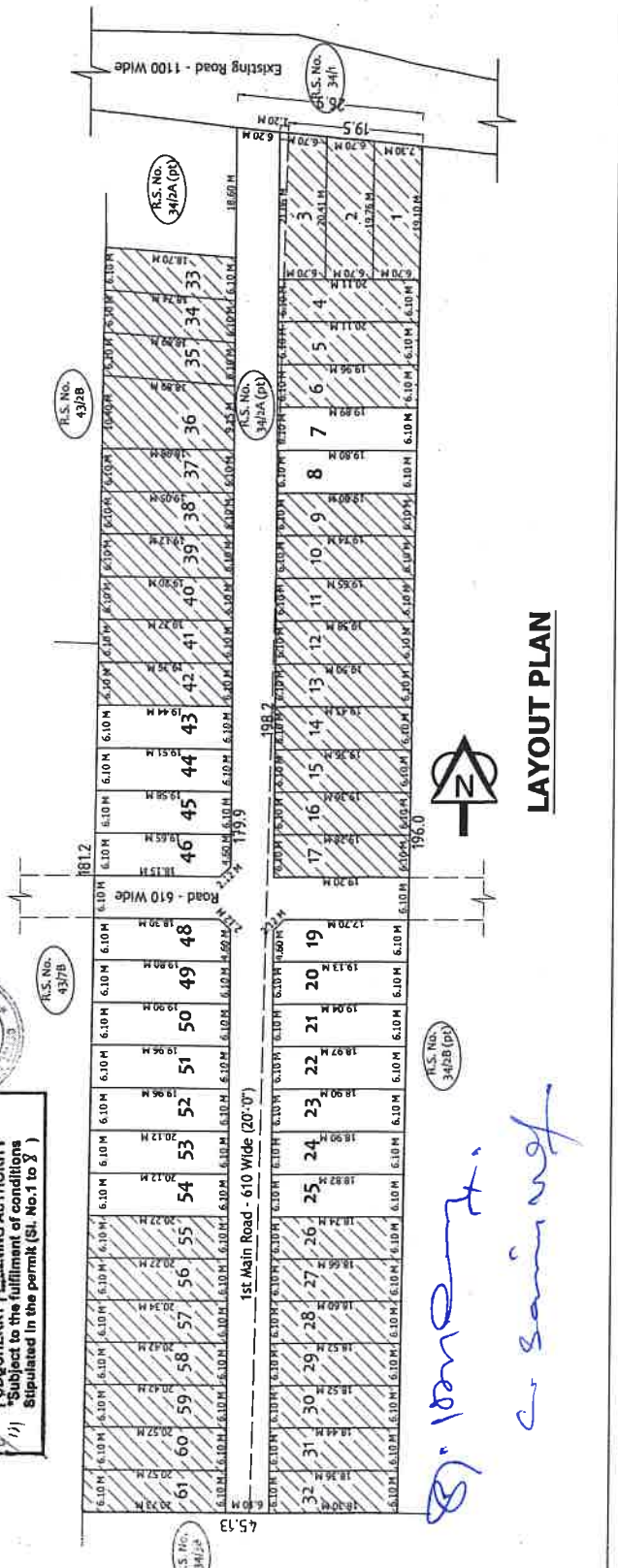
DETAILS OF UNSOLD PLOTS		
S.No	Plot No	Sqm
1	7	121.05 Sq.M
2	8	120.78 Sq.M
3	19	115.78 Sq.M
4	20	116.42 Sq.M
5	21	115.93 Sq.M
6	22	115.50 Sq.M
7	23	115.29 Sq.M
8	24	115.05 Sq.M
9	25	114.56 Sq.M
10	43	118.80 Sq.M
11	44	119.22 Sq.M
12	45	119.65 Sq.M
13	46	118.74 Sq.M
14	48	119.66 Sq.M
15	49	121.09 Sq.M
16	50	121.57 Sq.M
17	51	121.76 Sq.M
18	52	122.24 Sq.M
19	53	122.73 Sq.M
20	54	123.19 Sq.M
Total Area - Unsold Plots		2379.01 Sq.M

DETAILS OF PLOTS SOLD		
S.No	Plot No	Sqm
1	1	136.01 Sq.M
2	2	134.57 Sq.M
3	3	138.92 Sq.M
4	4	126.21 Sq.M
5	5	121.54 Sq.M
6	6	120.69 Sq.M
7	9	120.14 Sq.M
8	10	120.14 Sq.M
9	11	119.65 Sq.M
10	12	119.19 Sq.M
11	13	118.74 Sq.M
12	14	118.31 Sq.M
13	15	118.10 Sq.M
14	16	117.85 Sq.M
15	17	117.36 Sq.M
16	26	114.07 Sq.M
17	27	113.64 Sq.M
18	28	113.22 Sq.M
19	29	112.97 Sq.M
20	30	112.73 Sq.M
Total Area - Sold plots		4741.40 Sq.M



**Area - As per documents**  
 R.S. No. 34/2A pt : 4866 Sq.M.  
 R.S. No. 34/2B pt : 3732 Sq.M.  
 Total : 8598.00 Sq.M.

**Total Area as per Layout** : 8580.50 Sq.M.



*Sri. Srinivasan*  
*c. Sainivaf*