

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

No.PPA/1078867Z(NCP/Layout/IP-APP)/2018- 22/

Dated:

13 JUL 2022

To

**Thiru. K. Sathyanarayanan** (Power Agent)

**Tmt. Gayathri Devi** (Principle Owner),

No.30, Kambatham Street,

Maducarai,

Puducherry – 605 105.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of “**Siva Senthil Nagar**” situated at R.S. No.120/1Cpt., Maducarai Revenue Village, Nettapakkam Commune Panchayat, Puducherry, promoted by **Thiru. K. Sathyanarayanan** (Power Agent), **Tmt. Gayathri Devi** (Principle Owner) – 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: 13.04.2018.  
4. This Authority's letter No.867/PPAZ(NCP/Layout/IP-APP)/2020/1783 dt:17.03.2020.  
5. This Authority's letter No.867/PPAZ(NCP/Layout/IP-APP/2018-22/2753 dt:24.06.2022.  
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With reference to your application dated 13.04.2018 for regularization of unapproved residential layout in the name of “**Siva Senthil Nagar**” at R.S.No.120/1Cpt., Maducarai Revenue Village, Nettapakkam 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	-	24348.51sqm
ii.	Total number of plots	141 + 52 = 193	18177.16sqm
iii.	Total sold plots	52	5348.18sqm
iv.	Total unsold plots	140	12828.98sqm
v.	Area of road portion	-	4803.84sqm
vi.	Corner Splay Area	-	12.43sqm
vii.	O.S.R. required	10%	1284.14sqm
viii.	O.S.R. Proposed	-	1355.08sqm

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	193 (52 plots sold) (141 Nos. of unsold plots)	Rs 500/-	Rs.70,500/- (Already paid Rs.76,000/-) Balance = Nil
2.	Regularization charges	12841.41sq.m	Rs.30/- per sq.m	Rs.3,85,242/- Paid vide DD No.587264 dt:27.06.2022
3.	Land conversion charges	12841.41sq.m	Rs.75/- per sq.m	Rs.9,63,106/- Paid vide DD No.587263 dt:27.06.2022
4.	OSR 10% required	1284.14sq.m	-	-
5.	OSR proposed	1355.08sq.m	-	-

**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 Pudukcherry 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 Pudukcherry.
7. Road, OSR, Transformer yard portions have been handed over to Commissioner, Nettapakkam Commune Panchayat, Pudukcherry as confirmed vide reference File No.8418/Works/NCP/2021-2022 dated 20.05.2022. (Gift deed No.13495 dated 16.05.2022)
8. The layout has to be registered with the Pudukcherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016

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,  
Pudukcherry.
2. The Member,  
Pudukcherry Real Estate Regulatory Authority,  
Pudukcherry.
3. The Director,  
Directorate of Survey and Land Records, Pudukcherry.
4. The Commissioner,  
Nettapakkam Commune Panchayat, Pudukcherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Bahour, Pudukcherry.



Yours faithfully,

(M. KANDAR SELVAN)  
MEMBER SECRETARY

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