

**PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET
PUDUCHERRY
FORM - 4
[Bye - Law 8 (1)]**

No. PPA/1089/7312/ Z(SB/ACP-LAYOUT)/2020-22

Date: 18 JUL 2022

To

Tmt. J.Kalavathy,
W/o. Janarthanan,
No. 167, Kallakurichi Main Road,
Sankarapuram, Villupuram Dist.,
Tamil Nadu - 606 401.

With reference to your application No. Nil, dated **09th December 2020** for the grant of permission to form a Residential Layout in the name & style of "**Kalyani Avenue**" situated at **R.S.No.74pt., Thanampalayam Village, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry**, I have to state that the same has been permitted as per plan enclosed subject to the following conditions:-

1. The conditions stipulated in the NOC issued by the Electricity Department, Puducherry vide letter No.3357/ED/EE-R(S)/TECH/F-27/2021-22 dated 06.04.2022 should be strictly adhered to. (copy enclosed)
2. EWS plots as earmarked in the layout shall comply to G.O.MS.No.5/2015-Hg, dated 26.02.2015 (copy enclosed)
3. The Layout Promoter /Owner shall not encroach any Government land/ canal /road portion adjoining or passing through the layout in any manner.
4. The Layout Promoter /Owner shall settle any legal disputes in the court of law in respect of the title deed and the Puducherry Planning Authority shall be indemnified.
5. The layout approval will be revoked if the same has been obtained by furnishing any false information / statement / suppression of facts or misrepresentation of material facts.
6. 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.

(M.KANDAR SELVAN)
MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY

- Encl:-**
1. One Approved Layout plan.
 2. G.O.MS.No.5/2015-Hg, dated 26.02.2015.
 3. Copy of NOC from Electricity Department, Puducherry.

Copy to:-

1. The Commissioner, Ariyankuppam Commune Panchayat, Puducherry.
2. The Director, Directorate of Survey and Land Records Puducherry.
3. The Sub Register, Puducherry.
4. The Superintendent Engineer-III, Electricity Department, Puducherry.
5. The Nodal Officer, RERA, Puducherry.

Note:-

Road portions and OSR portion of the layout have been handed over to Commissioner, Ariyankuppam Commune Panchayat, Puducherry through a registered gift deed vide NOC letter F.No.51-28/2022-23/ACP dated 20.06.2022 (Gift deed No.18425, dt.16.06.2022)



J. Kalavathy

PROPOSED LAYOUT FOR M/S. KALYANI AVENUE, AT R.S.NO. 74/1/A, THANAMPALAYAM VILLAGE, THAVALAKUPPAM REVENUE VILLAGE, ARIANKUPPAM COMMUNE, PUDUCHERRY.

54/4A/1A

73/2

74/1Apt

OSR
508.17 Sqm

Proposed 1st Main Road 9.00mt wide

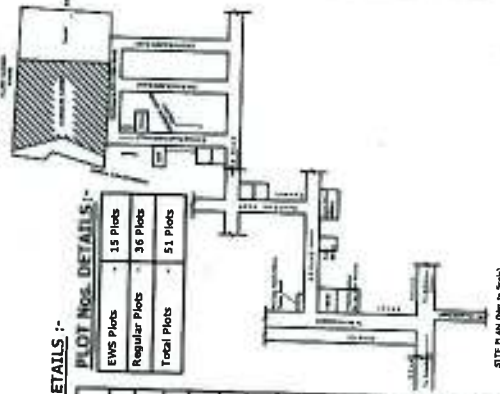
1st Cross Road 6.00mt wide

Proposed 1st Main Road 9.00mt wide

74/1Apt

LAYOUT

75/1



REGULAR PLOTS AREA DETAILS :-

PLOT No	Area In Sqm	PLOT No	Area In Sqm
1	216.60	18	189.90
2	198.10	20	176.50
3	182.10	21	187.40
4	185.60	22	187.40
5	149.60	23	187.40
6	163.30	24	187.40
7	191.20	25	187.40
8	202.00	26	187.40
9	140.90	27	187.40
10	187.40	28	187.40
11	187.40	29	187.40
12	167.40	30	136.80
13	187.40	46	92.70
14	187.40	47	139.10
15	187.40	48	139.10
16	187.40	49	139.10
17	187.40	50	139.10
18	187.40	51	153.00
Total		5929.90	

73/4A

EWS PLOTS AREA DETAILS :-

Plot No	Area In Sqm
31	51.10
32	55.50
33	55.50
34	55.50
35	55.50
36	55.50
37	55.50
38	55.50
39	55.50
40	55.50
41	55.50
42	55.50
43	46.40
44	46.40
45	55.50
Total	809.90

EWS Plots	15 Plots
Regular Plots	36 Plots
Total Plots	51 Plots

ROAD DETAILS:-

Sl.No	Name Of the Road	Length	Breadth	Area Sqmt
1	Proposed 1st Main Road 9.00m wide	105.50	9.00	949.50
2	Proposed 2nd Main Road 9.00m wide	106.15	9.00	955.35
3	Proposed Road 6.00m wide 1st Cross	36.50	6.00	219.00
4	Corner Splay 3nos - 3.00x3.00	3x1/2(3.00x3.00) =		13.50
5	Corner Splay 2nos - 1.50x1.50	2x1/2(1.50x1.50) =		2.25
Total				2140.20

Sl.No	Area In Sqm	H-A-Ca	Sqmt
1	74/1/A	0.00-93-88-17	9388.17
Total		9388.17	

LAND USE ANALYSIS :-

Total Layout Extent	9388.20 sqm
Regular Plot Area	5929.90 sqm
EWS Plot Area	809.90 sqm
Road Area	2140.20 sqm
OSR Required	508.17 sqm
Total Area	9388.20 sqm

LEGENDS:-

Command & Control Zone	Green
Residential Zone	Yellow
Industrial Zone	Red
Commercial Zone	Blue
Public Utility Zone	Black
Water Body	Blue
Forest Land	Green
Barren Land	Black
Water Body	Blue
Forest Land	Green
Barren Land	Black

REGISTERED ARCHITECT :-

Y. KALYANI AVENUE, ARIANKUPPAM COMMUNE, PUDUCHERRY

APPROVING AUTHORITY :-

Layout Plan Approved
Municipal Corporation, Puducherry



J. Kalady