

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

No.PPA / 1226 / 5501 /PPA/Z(Pillaichavady/Layout/IP-APP)/2019-22

Dated: **13 SEP 2022**

To  
Thiru. G. Nehru @ Kuppusamy,  
Thiru. Selvam @ Ramachandiran,  
No.24, New Ayanar Koil Street,  
Vasuki Nagar, Kuyavarpalayam,  
Puducherry – 605 013.

Sir's

**Sub:** PPA - Regularization of unapproved residential layout in the name of "Kendaralaya Nagar" situated at R.S. No.104pt, Chinna Kalapet, Pillaichavady Revenue Village, Oulgaret Municipality, Puducherry – 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: 26.03.2019.  
4. This Authority's letter No.5501/PPA/Z(Pillaichavady/Layout/IP-APP)/2022/2084, dt:12.05.2022.  
5. This Authority's letter No.5501/PPA/Z(Pillaichavady/Layout/IP-APP)/2022/3256, dt:27.07.2022.

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With reference to your application dated 26.03.2019 for regularization of unapproved residential layout in the name of "Kendaralaya Nagar" situated at R.S. No.104pt, Chinna Kalapet, Pillaichavady Revenue Village, Oulgaret Municipality, 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	-	7000.00sqm.
ii.	Total number of plots	(43+1 Reserve)	5576.11sq.m
iii.	Sold plots	1	111.63sq.m
iv.	Unsold plots	(42+1 Reserve)	5464.48sq.m
v.	Area of road portion	-	1388.00sq.m
vi.	Transformer yard area	-	36.04sq.m
vii.	O.S.R. required	10%	546.45sq.m
viii.	O.S.R. Proposed	-	Nil

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Scrutiny fee	44 (1 sold plots) (42 + 1 reserve) Nos. of unsold plots)	Rs.500/-	Rs.21,500/- (Rs.21,000/- already paid vide receipt No.239911, dated 26.03.2019) Balance = <b>Rs. 500/-</b> paid vide receipt No.225043, dated 09.09.2022
2	Regularization charges	5464.48sq.m	Rs.30/- per sq.m	<b>Rs.1,63,935/-</b> (paid vide D.D. No.469509, dt:07.09.2022 of City Union Bank Ltd)
3.	Land conversion charges	5464.48sq.m	Rs.75/- per sq.m	<b>Rs.4,09,836/-</b> (paid vide D.D. No.469512, dt:07.09.2022 of City Union Bank Ltd)
4.	OSR 10% required and Transformer yard	546.45sq.m (or) 5879.81sqft	Rs.310/- per sq.ft	<b>Rs.18,22,742/-</b> (paid vide D.D. No.469507, dt:07.09.2022 of City Union Bank Ltd)

G.M

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. 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.
8. The condition stipulated in the NOC issued by the Executive Engineer-R(N), Electricity Department vide No. 3498/ED/EE-R(N)/Tech/F TO/2019-20, dated: 15.10.2019 should be strictly adhered to.
9. The conditions stipulated in the NOC issued by the Deputy Collector (Revenue) North- cum-Land Acquisition Officer, Department of Revenue and Disaster Management, Puducherry, vide letter No. 7156/DC(R)/REV/C2/NOCC/2019/803, dated 23.03.2022 should be strictly adhered to.
10. Road, OSR, Transformer yard portions have been handed over to Commissioner, Oulgarret Municipality as confirmed vide letter No.50-03/AE(P)/JE(DC)/OM/2022-23, dated 15.07.2022. (Gift deed registered vide No.21393, dated 11.07.2022) The conditions stipulated in the NOC issued should be strictly adhered to.



Yours faithfully,  
*[Signature]*  
M. KANDAR SELVAN  
MEMBER SECRETARY

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. Executive Engineer-R(N),  
Electricity Department,  
Puducherry.
4. The Deputy Collector (Revenue) North- cum-Land Acquisition Officer,  
Department of Revenue and Disaster Management,  
Puducherry.
5. The Commissioner,  
Oulgarret Municipality,  
Puducherry.

*[Signature]*  
*[Signature]*  
M. S. K. S. K.

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