

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET
PUDUCHERRY

No.7878/PPAZ(INDIVIDUAL/PLOT)/2019/ 1338

Dated :

21 NOV 2022

To

Thiru. V. Raji @ Pajany,
No.8 Tagore Street Anandha Nagar Kathirkamam Puducherry - 1.

Sir/Madam,

Sub: PPA - Regularization of individual plots in the residential layout situated at R.S. No.5/6, Anuyuva Garden, Plot No. 1, 2, 3, 53, Nettapakkam Revenue Village, Nettapakkam Commune Panchayat, Puducherry - Reg.

- Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.2.2018 & G.O.Ms.No.04/2018-Hg dated; 26.06.2018.
2. TCP-Board-59th Minutes of Meeting communicated vide letter no. 375/TCP/Board/JTP(plg)/2018-19/99, Dt. 21.01.2019.
3. Your application dated; 31-03-2019
4. This Authority's letter No No.7878/PPAZ(INDIVIDUAL/PLOT)/2019/ dated: 28-11-2022

With reference to your application dated;31-03-2019 and e-Stamp affidavit dated: 20-10-2022, it is informed that approval for regularization of plots bearing No 1, 2, 3, 53 measuring an extent of 614.13Sq.m at R.S. No.5/6, Anuyuva Garden, Nettapakkam Revenue Village, Nettapakkam Commune Panchayat, Puducherry, is hereby accorded subject to the following conditions.

1. The Individual plot Owner shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner. If any such encroachment is found at later stage, the regularization shall be deemed to be revoked and shall be liable to be dealt as per law and the Puducherry Planning Authority shall not be held responsible since the plot has been regularized.
2. The Plot owners/and the authorized Signatory/Layout promoter of the layout shall jointly or severally be responsible to tally the measurement with layout plan on the ground in all respects viz. R.S.No. of the land, extent, boundaries of the site, access to the plot, plot number, etc..
3. The Individual plot owner and Layout Promoter /or his Authorized person shall settle any legal disputes in the court of law in respect of the plot for which this regularization is issued and in case of any dispute the Puducherry Planning Authority shall be indemnified.
4. The regularization issued for this plot 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 regularization of plots has been issued.
5. The Regularizations of plots shall not be construed as Building plan approval for construction of building.
6. The buildings in the regularized plot, if any shall not be considered as a building plan approval /buildings approved. However, the buildings in such plot shall be got approved from this Authority as per the provisions of Puducherry Building Bye laws and Zoning Regulations, 2012.
7. The Regularizations of plots is subject to strict compliance of Notifications of Archeological Survey of India, No development zones of Puducherry Coastal Zone Management Authority, Airport Authority of India, Southern Railways, Electricity Department, etc., and the regularization shall not be construed as a No objection for any construction in the restricted/regulated areas/zones.
8. Affidavit dated 20.10.2022 submitted by the applicant in connection with using of plot no. 53 as garden only and not for building construction shall be strictly adhered to.
9. 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.

V. Pajany

10. Details of fees paid:-

S.No.	Details	Extent as Per document (s.q.m)	Rate Per s.q.m (Rs.)	Amount Rs.
1	Scrutiny fee		500	2000
2	Regularization charges	614.13 (or) 6608 sqft	30	18424
3	Road Development Charges	614.13 (or) 6608 sqft	180	110544
4	Land Conversion Charges	614.13 (or) 6608 sqft	75	46060
5	OSR 10% Charges	61.413 (or) 660.8 sqft	170 /sqft	112336

Yours faithfully



[Handwritten Signature]
18/11/2022

for MEMBER SECRETARY

Encl; Layout copy

1. The Sub Registrar,
Office of the Sub Registrar,
Nettapakkam, Puducherry.

.....informed that the applicant remitted the Road Development charges vide Demand Draft No 729179 and the OSR charges vide Demand Draft No 729178, dt.03.11.2022 of State Bank of India in favour of Nettapakkam Commune Panchayat, Puducherry.

2. The Commissioner,
Nettapakkam Commune Panchayat,
Puducherry.

[Handwritten Signature]