

PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY

No. 73 /1475/ PPA / Z(MCP/LAYOUT/RUL) / 2019/

Dated: 17 FEB 2023

To  
1  
Thiru. K. Kumar Selvanathan,  
No.19, Mandaveli Street  
Madukarai, Puduchery.

Sir,

**Sub:** PPA - Regularization of individual plots in the residential layout in the name of "Sri Bhuvaneswari Nagar" situated at R.S.No.259/3,259/4pt,259/7,259/8,259/9,259/12, PlotNo.59,60,61,67,68,69,70,71, Kalithirhalkuppam Revenue Village, Mannadipet Commune Panchayat, Puducherry – 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 2 2018 & G O Ms No 16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018  
2. Your application dated, 07 02 2019  
3. This Authority's letter No 1475/PPA/Z(MCP/LAYOUT/IP-APP)/2019 dated 15 02.2023.

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With reference to your application dated 07.02.2019 it is informed **that approval for regularization of** PlotNo.59, 60, 61, 67, 68, 69, 70, 71, measuring an extent of **1373.83 Sq.m** at R.S.No.259/3, 259/4pt, 259/7, 259/8, 259/9, 259/12, "Sri Bhuvaneswari Nagar", Kalithirhalkuppam Revenue Village, Mannadipet 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, etc., and the regularization shall not be construed as a No objection for any construction in the restricted/regulated areas/zones.
8. **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.**
9. **The Notarized Affidavit dt:09.02.2023 of the applicant shall be complied with.**

10. Details of fees paid:-

S.No.	Details	Extent as per document (sq.m)	Rate per sq.m. (Rs.)	Amount (Rs.)
1.	scrutiny fee		500	4000
2.	Regularization charges	1373.83 sq.m	30	41,215
3.	Road Development Charges	1373.83 sq.m	180	2,47,290
4.	Land Conversion Charges	1373.83 sq.m	75	1,03,037
5.	OSR 10% Charges	137.383 sq.m (1478.24 sqft)	140 /sq.ft	2,06,954

Yours faithfully

  
17/02/2023.

for MEMBER SECRETARY

Encl; Layout copy

Copy to:-

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

.....informed that the applicant has remitted the Road Development charges vide Demand Draft No.840587, dated 15.02.2023 of Indian Overseas Bank & OSR Charges vide Demand Draft No.840586, dated 15.02.2023 of Indian Bank.

2. The Commissioner,  
Mannadipet Commune Panchayat,  
Puducherry.