

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

No.PPA/ 1 /1874/Z(MCP/UNAPPROVED LAYOUT/IP-APP)/2018-22

Date:

3 JAN 2023

To

Tvl.1.Veerasamy, 2.Mani, 3.Vasanthi, 4.Mugilan,
Rep by P/A. Thiru.N.Thangavelu,
No.35, Vanjinathan Street,
Ellapillaichavady, Puducherry – 605 005.

Sir,

Sub: Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of **"Dhanalakshmi Nagar"** situated at **R.S.No.100pt, 105/1,4**, Kuppam Revenue Village, Mannadipet Commune Panchayat, Puducherry - Reg.

Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017,
2. G.O.Ms.No.2/2018-Hg, dt:23.2.2018, G.O.Ms.No.04/2018-Hg, dt:26.06.2018 & G.O.Ms.No.16/2018-Hg, dt:12.12.2018.
3. Your application, dated 17.07.2018.

With reference to your application dated 17.07.2018 for regularization of unapproved residential layout in the name of **"Dhanalakshmi Nagar" at R.S.No.100pt, 105/1,4**, Kuppam Revenue Village, Mannadipet 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(sq.m)
i.	Document Area		9,100.00sq.m
ii.	Total number of plots	73	7,616.32sq.m
iii.	Plots sold	49	5,496.79sq.m
iv.	Unsold plots	24	2,116.14sq.m
v.	Area of road portion		1,483.68sq.m
vi.	O.S.R. required @5%	5% of unsold plot area	105.81sq.m
vii.	O.S.R. proposed		119.27sq.m
viii.	Corner splay area	3	3.39sq.m
ix.	O.S.R. still required		nil

(2) Details of payment made by the applicant:-

Sl.No.	Details	Extent (Sq.m)	Rate per (sq.m/Plot)	Amount
1	Scrutiny fee	73 (49-Sold plots) (24-unsold plots)	Rs.500/-	Total: ₹12,000/- Paid: ₹12,000/-
2	Regularization charges vide DD No.965575 dt:21.12.2022 (Indian Overseas Bank)	2,116.14 Sq.m	Rs.30/-	₹ 63,484/-
3	Land conversion charges vide DD No.965574 dt:21.12.2022 (Indian Overseas Bank)	2,116.14Sqm	Rs.75/-	₹ 1,58,711/-

(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 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, Mannadipet Commune Panchayat, payable at Puducherry.
7. Road portion and OSR have been handed over to Commissioner, Mannadipet Commune Panchayat, Puducherry vide gift deeds No.34596 dt:02.11.2022 and NOC offered vide letter File No.68-27/MCP/2022-23/w dated:16.11.2022.
8. The conditions stipulated by Electricity Department in their letter No.3201/ED/EE-R(N)/TECH/F.TO/2019-20 dt:25.09.2019 shall be strictly adhered to.
9. This approval is issued based on the opinion of O/o Sub -Collector (Rev) South vide Letter No.1443/SCRS/B7/PPA/2019 dt:13.05.2019.
10. This approval is issued based on the opinion of Directorate of Survey and Land Records vide Letter No.1040/DSLRL/ADOS/2020 dt:08.10.2020.
11. This approval is issued based on the opinion of Irrigation Division, PWD vide Letter No.4057/PW/EEI/DB/C-19/2019-20/8406 dt:29.11.2019.
12. This approval is issued based on the opinion of Legal Counsel vide Letter dt:11.11.2019.
13. The undertaking as per affidavit dt: 09.05.2022 that the unsold plots 55 to 61 will be sold by amalgamating to the adjoining plots /owners Northern side should be strictly adhered to.
14. The undertaking as per affidavit dt: 31.03.2022 that the unsold plot 54A will be sold by amalgamating to the adjoining owner Plot No.54 should be strictly adhered to.
15. The undertaking as per affidavit dt: 08.11.2019 in connection with the plot measurements should be strictly adhered to.
16. The layout should be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Yours faithfully,


(M.KANDAR SELVAN)
MEMBER SECRETARY

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,
Puducherry.
2. The Nodal Officer,
Puducherry Real Estate Regulatory Authority,
Puducherry.
3. The Director,
Directorate of Survey and Land Records,
Puducherry.
4. The Commissioner,
Mannadipet Commune Panchayat,
Puducherry.
5. The Sub Registrar,
Office of the Sub Registrar,
Thirukkanur, Puducherry.

