

FORM 4
YANAM PLANNING AUTHORITY
YANAM

No. 53/YPA/Res.Lay/2023/21/176

Yanam, Dt. 24-04-2023

✓ To

Sri Pabbineedi Rama Rao,
Door No. 9-7-024, Gajula Lane,
Yerra Gardens, Yanam

Sir,

Sub: Yanam Planning Authority – Proposed Residential Layout at T. S.
No. C / 7 / 20 / 1pt., Part - III, Kanakalpet Revenue Village,
Yanam Municipality, Yanam --- Issue of **Final Approval** -- Reg.

Ref.: 1. This Office In Principle Approval Letter No.
53/YPA/Res.Layout/2022/331, dt: 10.08.2022.
2. Your Application Dated 10-04-2023

With reference to your application 2nd cited above, consequent on the fulfillment of conditions stipulated in this Authority's Letter of In-Principle Approval communicated vide reference 1st cited above and taking over of the land earmarked for road by the Yanam Municipality vide Gift Deed No. 8314/2023 and on receipt of No Objection Certificate from the Commissioner, Yanam Municipality, Yanam to this effect vide letter No. 4252/ B4/YM/2022-23/2 dated 24-03-2023, this Authority is pleased to accord **Final Approval** for the residential layout in the land bearing T.S. NO. C / 7 / 20 / 1pt., Part - III, Kanakalpet Revenue Village, Yanam Municipality, Yanam as per the approved plan enclosed, with conditions as below :--

1. The project / 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.

Yours faithfully,



(SATYABADI NAYAK)
MEMBER SECSRETARY

Enclosure :-- As above.

Copy to:

1. The Commissioner, Yanam Municipality, Yanam.
----- Along with a copy of final revised approved layout plan.
2. The Nodal Officer, Puducherry Real Estate Regulatory Authority,
Puducherry.
----- Along with a copy of final revised approved layout plan

8314/BK1/2023

17/03/2023

429119

17/03/2023

TRANSFER OF GIFT

This Indenture made and executed at Yanam, on this the 17th day of **MARCH, 2023**, by: **Sri PABBINEEDI RAMARAO**, son of Sri Pabbineedi Lakshmayya, aged 65 years, Aadhaar No .9378 9472 4237, Pan No .AIGPR0592N residing at Door No .9-7-024, Yerra Gardens, Gajula lane, Yanam, herein after called the **DONOR** which expression shall where the contest admits include his heirs, executors, administrators and legal representatives of the one part and the **YANAM MUNICIPALITY**, represented by its Commissioner, Yanam constitute under the Pondicherry, Municipalities Act, 1973)Act 9 of 1973 (hereinafter called the **DONEE** of the Second Part.

Whereas the Donor is the owner of land measuring an extent of **9600 Sqm** in **Ward No .C, Block No.7, T.S .No .20/1pt, R.S .No .57pt, C.S .No .150/1pt , 151/2/1/2pt, in Patta No .261**, located at Kanakalapeta, Hamlet of Yanam, as per the **Sale deed dated 13.06.2022, registered Document No. 17945/2022**

Whereas the Donor has developed the above extent of land by dividing the same in to residential housing plots and obtained the Layout approval in-principle Approved by the Yanam Planning Authority as Per **Letter No. 53/YPA/Res.Lay/2022/331 , dated 10-08-2022.**

Whereas the donor is well and sufficiently entitled free from all encumbrances to the piece or parcel of land and premises hereinafter described intended to be hereby granted, conveyed and assigned.

And whereas the DONOR has agreed to transfer the said pieces or parcels of land and premises with trees to the DONEE as a gift subject to the payment by the DONEE of existing and future taxes, charges assessment and ground rent in respect of the same DONEE has agreed to accept the same subject to such conditions.

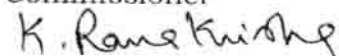
DONOR

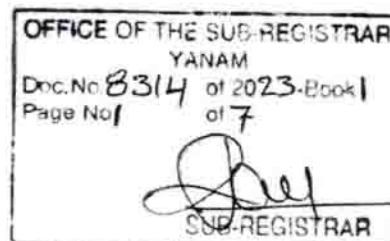




DONEE

Yanam Municipality rep .by its
Commissioner





And whereas the said piece or parcel of land and premises measures **2,219.55 Sq.mts.** in T.S.No .C/7/20/1pt (Part-III) MURARI GARDENS "Kanakalapeta, Yanam Municipality, Yanam, which is the part and parcel of the land acquired by the Donor as per the registered document No. **17945 /2022**, intended for formation of roads, and also for the purpose of public is of the value of **Rs.54,82,289/-** for the purpose of Stamp duty.

That the Donors doth hereby given grant, convey and signed unto the DONEE who hereby accepts the same all that pieces or parcels of land bearing Survey No.s . T.S .No.C/7/20/1pt Murari Gardens, Kanakalapeta, Yanam Municipality, Yanam of the Layout approval in-principle Approved by the Yanam Planning Authority as Per **Letter No. 53 /YPA /Res.Lay /2022/331, dated 10-08-2022**, in "MURARI GARDENS " Kanakalapeta, Yanam, Registration Sub-District of Yanam, in Registration District of Puducherry and more particularly described in the Schedule hereunder written together with all trees, common liberties, privileges, easements, advantages and appurtenances, whatsoever of the donors into and unto the same premises to have and to hold the said pieces or parcels of land and premises hereby granted, conveyed and assigned into the Donee that the Donors no doth good right or grant, convey and assign the premises hereby granted, conveyed and assigned unto the Donee in the manner aforesaid and that the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy the said premises free from all encumbrance whatsoever without any lawful eviction, interruption claim or demand whatsoever from or by the Donors or any person equitably claiming any state or interesting the said premises or any part thereof from under or in trust for the Donors or from or under any of their ancestors shall and will from time to time and all times hereafter at the request cost of the Donee do execute and register or cause to be done, execute, and registered all such acts, deeds and things whatsoever for further and more perfectly assuring the said premises.

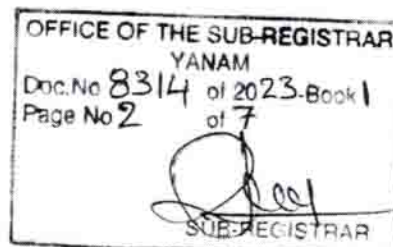
DONOR

P. Rana
P. Rana

DONEE

Yanam Municipality rep .by its
Commissioner

K. Ramesh Krishna



SCHEDULE OF PROPERTY

All the pieces or parcels of land and premises situated in between Western side of Bezawada Gardens residential layout, Southern side of Vacant land in T.S. No. C/7/20/1 pt., Northern side of Vacant land in **T.S. No. C/7/20/1 pt.**, and Eastern side of Municipality Road in Lands in **T.S. No. C/7/17/2**, the **vacant Roads** measuring total extent of **2,219.55 Sq.mts.** situated in **Ward-C, Block -7, T.S. No. 20 / 1 pt., R.S.No. 57pt, C.S.No. 150/1pt , 151/2/1/2pt**, in Patta No. 261, (**Layout Part III in T.S.No. C/7/20/1**), located at Kanakalapeta, Hamlet of Yanam, Yanam Municipal limits, in the Registration Sub-District of Yanam, in the Registration District of Puducherry, in Union Territory of Puducherry.

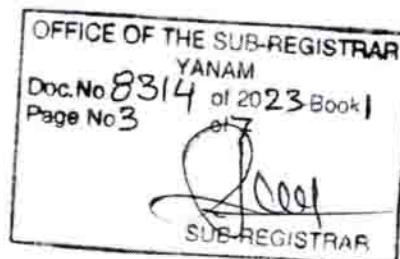
SIX ROADS: Total Extent : 2,219.55 Sq.mts.

Road No.	Name of the Road	Length (Mts)	Width (Mts)	Extent (Sqm)	Boundaries
Plot No. 48	Cross road	41.48 (AVG)	6.00 (AVG)	248.75	East: Plot No. 52, Land in Proposed 9.00 m Main Road of this Layout West: Plot No. 53 of this layout, i.e. land in proposed road extention for the existing Municipality Road in Lands in T.S. No. C/7/17/2 North: Plot Nos. 25 to 27 of this Layout South: Plot Numbers 28 to 31 of this layout
Plot No. 49	Cross road	36.00 (AVG)	6.00 (AVG)	216.00	East: Existing Govt. Puntha in T.S. No. C/7/22/1 and Existing 10.00 m Wide Municipality Road West: Plot No. 52, Land in Proposed 9.00 m Main Road of this Layout North: Plot Nos. 19 to 20 and 24 of this Layout South: Plot Numbers 43 to 44 and 37 of this layout

DONOR

B. Rana

DONEE

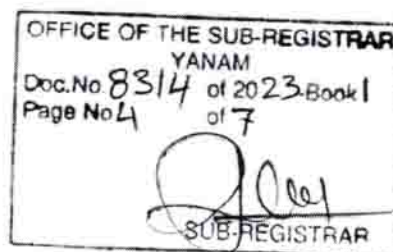
Yanam Municipality rep. by its
CommissionerK. Rame KirishB. Rana

Plot No. 50	Cross road	36.00 (AVG)	6.00 (AVG)	216.00	East: Existing Govt. Puntha in T.S. No. C/7/22/1 and Existing 10.00 m Wide Municipality Road West: Plot No. 52, Land in Proposed 9.00 m Main Road of this Layout North: Plot Nos. 4 to 6 of this layout South: Plot Nos. 13, and 17, 18 of this layout
Plot No. 51	Cross road	35.25 (AVG)	6.00 (AVG)	211.50	East: Plot No. 52, Land in Proposed 9.00 m Main Road of this Layout West: Plot No. 53 of this layout, i.e. land in proposed road extension for the existing Municipality Road in Lands in T.S. No. C/7/17/2 North: Plot Nos 7 to 9 of this layout South: Plot Nos 10 to 12
Plot No. 52	Main road	110.52 (AVG)	9.00 (AVG)	994.70	East: Plot Nos. 3, 6, plot no. 50 (Road), 13 to 16, 21 to 24, plot no. 49 (Road), 37 to 42 and 45 of this layout West: Plot Nos. 2, 7, plot no. 51 (Road), 12, 25, plot no. 48 (Road), 31 to 36, and plot no. 46 of this layout North: Proposed 9.00 m road in Part II Layout of same T.S. No. C/7/20/1 pt.) South: Proposed 9.00 m road in Part IV Layout of same T.S. No. C/7/20/1 pt.)

DONOR

S. Ramesh

DONEE

Yanam Municipality rep. by its
CommissionerK. Rame KrishnaS. Ramesh

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Plot No. 53	Main road	110.87 (AVG)	3.00 (AVG)	332.60	East: Plot Nos. 1, 9, plot no. 51 (Road), 10 & 27, plot no.48 (Road), 28 & 47 of this layout West: Municipality Road in T.S. No. C/7/17/2 North: Proposed 3.00 m road extension land in Part II Layout of same T.S. No. C/7/20/1 pt.) South: Proposed 3.00 m road extension land in Part IV Layout of same T.S. No. C/7/20/1 pt.)
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Whereas THE COMMISSIONER of the Municipal Council of Yanam Municipality, herein, acceptance of the gift has also signed this Deed .

In witness thereof the parties have hereunto set their hands and seal and the common seal and the common seal of the Municipal Council of Municipality of Donee was hereunto affixed the day and the year above written.

DONOR

S. Rama

DONEE

Yanam Municipality rep .by its
Commissioner

K. Ravi Kumar

Witnesses :

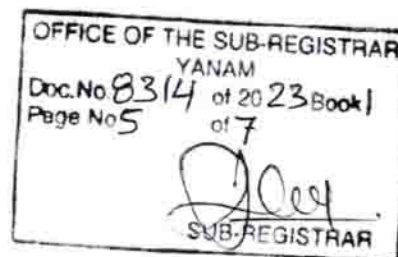
1. P. Venkata

2. S. Ramesh Babu

Prepared by: Vegesna Bangarayamma,
Advocate, Yanam, Enrollment No. AP/487/2009.

V. Bangarayamma

S. Rama



Presented in the office of the Sub Registrar of Yanam with the photographs and finger prints captured and fee of ₹100/- paid on date 17/03/2023 04:08 PM
 By: PABBINEEDI RAMA RAO
 Signature: *P. Ramesh*

Registered as No. **8314** of book 1 on 17/03/2023
 04:08 PM
Sree
SREENIVASA RAO.POLIMARI
 Sub Registrar - Yanam



Nature of Transaction : Transfer by Gift

Claim admitted by			
Name	Address/ID Proof	Photo	Finger
YANAM MUNICIPALITY REP. BY ITS COMMISSIONER RAMA KRISHNA.K S/O. LAKSHMAYYA	YANAM MUNICIPALITY YANAM Puducherry - <i>Exemption from Personal Appearance.</i> Others: 668844519161		
Signature: _____			


Execution admitted by			
Name	Address/ID Proof	Photo	Finger
RAMARAO.P S/O. LAKSHMAYYA	Door No. 9-7-024, Yerra Gardens, Gajula lane, Yanam, Puducherry - <i>Others: 937894724337ANAM</i>		
Signature: <i>R. Ramesh</i>			

Identified by			
Name	Address/ID Proof	Photo	Finger
VEERA VENKATA.P Rama Rao	Door No. 9-7-024, Yerra Gardens, Gajula lane, Yanam, Puducherry - <i>Others: 923396580221</i>		
Signature: <i>P. Venkat</i>			

OFFICE OF THE SUB-REGISTRAR
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Sree
 SUB-REGISTRAR



P. Ramesh

<p>GAYATHRI DEVI .BH VENKATA SUBRAHMANYAM RAJU</p> <p><i>Sreenivasa Rao Polimari</i> Signature:</p>	<p>GI, VENKATESWARA APARTMENT YERRA GARDENS, YANAM Puducherry -</p> <p>Others: 2513244240266</p>		
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Sreenivasa Rao Polimari
SUB-REGISTRAR

17th, March, 2023

Sreenivasa Rao Polimari
SREENIVASA RAO.POLIMARI
Sub Registrar - Yanam
Signature of the Registering Authority

Registered as No. 8314 of 2023
of Book No. 1 of 7/03/2023

Sreenivasa Rao Polimari
SUB-REGISTRAR
YANAM

SEAL OF THE
SUB-REGISTRAR
OF
YANAM

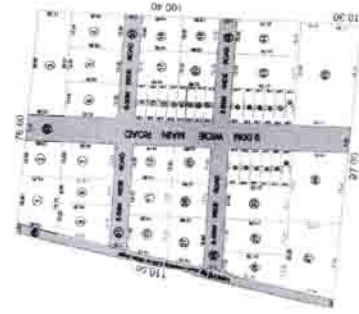
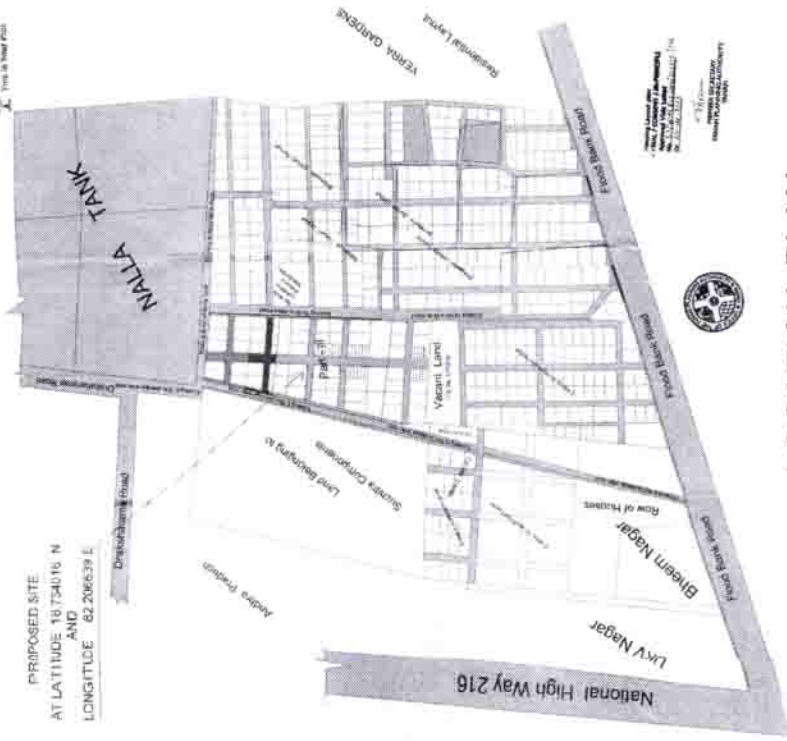
S. Ramesh

PROPOSED RESIDENTIAL LAYOUT IN T.S NO. C / 7 / 20 / 1PT., (PART - III), KANAKALAPET REVENUE VILLAGE, YANAM MUNICIPALITY, YANAM.



OWNERS :- Sri Pabbineedi Rama Rao

PROPOSED SITE
AT LATITUDE 16°7'40.16" N
AND
LONGITUDE 82°20'6.39" E



LOCATION PLAN

(Not to scale)

LAYOUT PLAN

RESIDENTIAL PLOTS PLOT NO.	RESIDENTIAL PLOTS AREA (IN SQM)	PLOT NO.	RESIDENTIAL PLOTS AREA (IN SQM)
1.	242.00	35.	151.20
2.	154.90	36.	151.20
3.	429.30	37.	180.00
4.	219.80	38.	180.00
5.	219.80	39.	239.25
6.	219.80	40.	251.00
7.	219.80	41.	51.00
8.	164.70	42.	42.00
9.	218.70	43.	42.00
10.	184.00	44.	42.00
11.	188.00	45.	42.00
12.	188.00	46.	42.00
13.	43.20	47.	51.00
14.	43.20	48.	42.00
15.	40.80	49.	42.00
16.	40.80	50.	42.00
17.	108.00	51.	42.00
18.	168.00	52.	42.00
19.	151.20	53.	261.00
20.	151.20	54.	261.00
21.	37.80	55.	718.10
22.	37.80	56.	440.40
23.	37.80	57.	408.90
24.	37.80	TOTAL	7,380.45

PLOT NO.	ROADS AREA AREA (IN SQM)
41.	248.75
45.	216.00
51.	211.50
53.	984.70
55.	332.60
TOTAL.	2,219.55

RESERVED FOR EWS PEOPLE	
PLOT NO.	AREA (IN SQM)
Plot Nos. 21 TO 24 AND 31 to 42	841.20

AREA DETAILS			
Description	In Sqm.	In %	Extent of Park Area Required
Total Area as per Document and at site	9,600.00		
Total Res. Plots Area	7,380.45	76.88 %	= 440.00 sqm.
Total Roads Area	2,219.55	23.12 %	(Excluding Road Area and concessions)
Park and Open Space	Nil	0 %	Equivalent cost for Deficit Park Area to be remitted
Grand Total	9,600.00	100.00	
Total Reserved for EWS People	841.20	11.41 %	

S. P. Rao

