

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

No.PPA / 140 / 1327 / PPA/Z(ACP/Layout/IP-APP)/2020

Dated: - 8 JAN 2021

To

1. Tmt. S. Mythili  
2. Tmt. M. Narmatha Devi  
3. Tmt. G. Vetrikodi, } Represented by Power Agent  
Thiru. A. Vasantharaj & Thiru. S. Sampath.  
No.2, Kamaraj Street, Nainarmandapam,  
Puducherry- 605 004.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Anandam Nagar" at R.S.No.105/13, 105/14, 105/15, 105/18 & 106/13, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, promoted by 1. Thiru. S. Mythili, 2. M. Narmatha Devi, 3. G. Vetrikodi, Represented by Power Agent Thiru. A. Vasantharaj & Thiru. S. Sampath - 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: 29.05.2018.  
4. This Authority's letter No.1327/PPA/Z(ACP/Layout/IP-APP)/2020/9163 dt:06.08.2020.  
5. This Authority's letter No.1327/PPA/Z(ACP)/Layout/IP-APP/2020/11932 dt:27.11.2020.

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With reference to your application dated 29.05.2018 for regularization of unapproved residential layout in the name of "Anandam Nagar" at R.S.No.105/13, 105/14, 105/15, 105/18 & 106/13, Thavalakuppam Revenue Village, Ariyankuppam Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following conditions:-

Area details:-

Sl. No	Description	Nos.	Extent
ix.	Layout area	-	16209.21sq.m
x.	Total number of plots	135	12437.05sq.m
xi.	Total sold plots	2	174.53sq.m
xii.	Total unsold plots	132	12219.81sq.m
xiii.	Area of road portion	-	3772.16sq.m
xiv.	O.S.R. required	10%	1221.98sq.m
xv.	O.S.R. Proposed	Nil	Nil
xvi.	Transformer yard area	1 (Plot No.87)	42.71sq.m


2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee Receipt No.225372 dt:29.05.2018 No.261252 dt: 11.12.2020	135 (2 plots sold) (132 Nos. of unsold plots) (1 transformer yard)	Rs.500/-	Rs.66,000/- (Already paid Rs.64,000/-) Balance=Rs.2,500/-
2.	Regularization charges vide DD No.680925 dt:10.12.2020 (Indian Bank)	12219.81sq.m	Rs.30/- per sq.m	Rs.3,66,595/-
3.	Land conversion charges vide DD No.680926 dt:10.12.2020 (Indian Bank)	12219.81sq.m	Rs.75/- per sq.m	Rs.9,16,486/-
4.	OSR 10% charges vide DD No.680929 dt:10.12.2020 (Indian Bank)	1221.98sq.m (or) (13149sqft)	Rs.270/- per sq.ft	Rs.35,50,230/-
5.	O.S.R. Proposed	-	-	Nil

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. Road and Transformer land portions have been handed over to Commissioner, Ariyankuppam Commune Panchayat, Puducherry vide reference No.51-16/2020-21/ACP date 01.10.2020.
8. 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.



Yours faithfully,

  
(V. BHUVANESWARAN)  
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 Member,  
Puducherry Real Estate Regulatory Authority,  
Puducherry.
3. The Director,  
Directorate of Survey and Land Records, Puducherry.
4. The Commissioner,  
Ariyankuppam Commune Panchayat, Puducherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Puducherry.