

**PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET
PUDUCHERRY
FORM – 4
[Bye – law 8 (1)]**

No. PPA / 259 / 625 / Z (MCP/LAYOUT) / 2023-2024

Date: 19 JUL 2024

To

(1) Thiru. R. DHEERAJ, as Self,
(2) Thiru. S. KICHORCOUMAR,
(3) Tmt. K. SUSILA DEVI,
Represented by her Power Agent Thiru. R. DHEERAJ,
(4) Thiru. P. OMPRAKASH,
No. 79 & 80, 2nd Cross Street,
Daimond Nagar,
Moolakulam,
Puducherry – 605 010

With reference to your application No. Nil, dated 05th October 2023 for the grant of permission to form a **Residential Layout** in the name and style of '**SRI VENKATESWARA GARDENS**' situated at **R.S.No. 28/1pt & 28/2, Thirubuvanai, Thirubuvanai Revenue village, Mannadipet Commune, Puducherry**, I have to state that the same has been permitted as per plan enclosed subject to the following conditions.

1. The conditions stipulated in the NOC issued by the Electricity Department, Puducherry, vide letter No. 2949/ED/EE-R(S)/Tech/F-PPA/2023-24, dated 18-12-2023 should be strictly adhered to. (Copy enclosed).
2. The plots earmarked for "public purpose/public departments" in the layout shall not to be sold to any individual within one year as per clause 8 of annexure – II of Puducherry Building Bye Laws and Zoning Regularions, 2012.
3. EWS plots as earmarked in the layout shall comply to G.O.Ms. No. 5/2015-Hg, dated 26-2-2015 (Copy enclosed).
4. The Layout Promoter/ Owner(s) shall not encroach any Government land/ canal/ road portion adjoining to or passing through the layout in any manner.
5. The Layout Promoter/ Owner(s) shall settle any legal disputes in the court of law in respect of the title deed and the Puducherry Planning Authority shall be indemnified.
6. The layout approval will be revoked if the same has been obtained by furnishing any false information/ statement/ suppression of fact or misrepresentation of material facts.
7. The layout should be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.

(M. KANDAR SELVAN)
MEMBER-SECRETARY
PUDUCHERRY PLANNING AUTHORITY

Encl: 1. Approved Layout Plan – 1 Sheet
2. G.O.Ms. No. 5/2015-Hg, dated 26-02-2015
3. Copy of NOC from Electricity Department

Copy with Approved Layout Plan to:

1. The Commissioner, **Mannadipet Commune Panchayat**, Puducherry.
2. The Director, Directorate of Survey and Land Records, Puducherry
3. The Sub-Register, **Thirukkanur**, Puducherry
4. The Superintending Engineer-III, Electricity Department, Puducherry
5. The Department of ART & Culture, Puducherry
6. The Chairman, RERA, T&CPD, Puducherry

Note:

The Road portions of the layout have been handed over to the Commissioner, Mannadipet Commune Panchayat, Puducherry through a registered Gift deed (doc. No. 17455/2024, dated 27-06-2024) and NOC has been issued by Mannadipet Commune Panchayat vide letter No. 68-29/MCP/2024-25/Works, dated 02-07-2024.