

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

No. /10396/PPA/Z(MCP/Layout/IP-APP)/2019-24 /285
To

Dated: 19/8/2024

Thiru. S. Ezhumalai,
No.68, Mariamman Koil Street,
Pudupatti, Lawspet,
Puducherry-8.

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name of **"V.I.P. Nagar"** situated at R.S.No.195/2pt, 195/3pt, Kunichampet Revenue Village, Mannadipet Commune Panchayat, Puducherry – In-Principle Layout Frame Work Approval – issued - Reg.

Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 21.08.2019.
4. This Authority's letter No.10396/PPA/Z(MCP/LAYOUT/IP-APP)/2019-23/2902 dt: 25.08.2023.

With reference to your application dated:21.08.2019 for regularization of unapproved residential layout in the name of **"V.I.P Nagar"** situated at R.S.No.195/2pt 195/3pt, Kunichampet Revenue Village, Mannadipet Commune Panchayat, Puducherry, **"In-principle layout frame work approval"** is hereby accorded for the said layout subject to the following conditions:-

1. Area Details:-

Sl. No	Description	Nos.	Extent
i.	Layout area		7706.94sq.m
ii.	Total number of plots	56	5908.51sq.m
iii.	Plots sold on or before 30/1/2017	38	4071.97sq.m
iv.	Unsold plots	18	1836.54sq.m
v.	Area of road portion		1778.43sq.m
vi.	O.S.R. required	5%	90.43sq.m
vii.	O.S.R. proposed	-	Nil
viii.	Transformer Yard	-	20sq.m

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee (vide Receipt No.246072 dt:21.08.2019)	18unsold plots	Rs.500/- per plot	Already paid Rs.10,000/-
2.	Regularization charges (Bank of Maharashtra Vide DD No.751899 dt: 26.07.2024.)	1836.54sq.m	Rs.30/- per sq.m	Rs.55,097/- (Paid)
3.	Land conversion charges (Bank of Maharashtra Vide DD No.751895 dt: 26.07.2024)	1836.54sq.m	Rs.75/- per sq.m	Rs.1,37,741/- (Paid)
4.	OSR charges (Bank of Maharashtra Vide DD No.751900 dt: 26.07.2024)	71.82sq.m (or) 772.78sq.ft.	Rs.17.50/- per sq.ft.	Rs.13,524/- (Paid)

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. The conditions stipulated by the Executive Engineer, Irrigation, Division, PWD, vide No.2848/PW/EEI/DB/C-19/2020-21/3060 dt: 17.11.2020 should be strictly adhered.
8. The conditions stipulated by the Executive Engineer, Electricity Department, vide No.3885/ED/EE-R(N)/TECH/F.TO/2020-21, dated: 03.12.2020 should be strictly adhered.
9. The conditions stipulated by the Sub-Collector (Revenue) South vide No.6195/SCRS/B7/PPA/2020/2735, dated: 27.11.2020 should be strictly adhered.
10. Road portions, has been handed over to the Commissioner, Mannadipet Commune Panchayat, Puducherry vide reference No.68-34/MCP/2023-24/Works dated:17.07.2023 (Gift Deed No. 21410/2023, dated: 10.07.2023).
11. 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,


(M. KANDAR SELVAN)

MEMBER SECRETARY

PUDUCHERRY PLANNING AUTHORITY

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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 Chairman,
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, Thirukanur
Puducherry.