

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

No.PPA / **340** / 304 / PPA/Z(NCP/Layout/IP-APP)/2020-2024

Dated:

To
Thiru. V. Ramachandiran,
No. 185, Calve Subraya Chetty Street,
Puducherry-605001.

11 OCT 2024

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name of **"Gandhi Nagar, Phase-I"** situated at R.S. No. 20/1, Karikalampakkam Revenue Village & 115/4/A, Korkadu Revenue Village, Nettapakkam Commune panchayat, Puducherry- In-Principle Layout Frame Work Approval - Issued - Reg.

- Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20.10.2017 & G.O.Ms.No.2/2018-Hg, dated 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12.12.2018.
3. Your application dated: 14.01.2020.
4. This Authority's letter No. 304/PPA/Z(NCP/Layout/IP-APP)/2020-2024/2314, dt:19.08.2024.

With reference to your application dated 14.01.2020 for regularization of unapproved residential layout in the name of **"Gandhi Nagar, Phase-I"** situated at **R.S. No. 20/1, Karikalampakkam Revenue Village & 115/4/A, Korkadu Revenue Village, Nettapakkam 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
i.	Layout area	-	17221.83 sq.m
ii.	Total number of plots	121	14780.29 sq.m
iii.	Total sold plots	110	13271.17 sq.m
iv.	Total unsold plots	11	1509.12 sq.m
v.	Area of road portion	-	2441.54 sq.m
vi.	O.S.R. required @ 5% of unsold plot area	-	75.46 sq.m
vii.	O.S.R. proposed (Transformer area- Plot No. 455pt.)	-	72.04 sq.m
viii.	O.S.R. Balance	-	3.42 sq.m

2. Details of payment made by the applicant:-


Sl. No.	Details	Extent (sqm)	Rate per sq.m.	Amount
1	Scrutiny fee	121 nos. (110 sold plots) (11 unsold plots)	₹500/- (per unsold plot)	₹5,500/- (₹5,500/- paid vide receipt No.251272, dated 14.01.2020) Balance = Nil.
2	Regularization charges	1509.12 sq.m	₹30/- per sq.m	₹45,274/- (paid vide D.D. No.390684, dt.20.08.2024 Karnataka Bank Ltd.
3.	Land conversion charges	1509.12 sq.m	₹75/- per sq.m	₹1,13,184/- (paid vide D.D. No.390683, dt.20.08.2024 Karnataka Bank Ltd.

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, Ariyankuppam Commune Panchayat, payable at Puducherry.
7. 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.
8. The condition stipulated in the technical opinion issued by the Executive Engineer-R(N), Electricity Department, Puducherry vide No.773/ED/EE-R(S)/TECH/F.27/2022-23, dated 02.08.2022 should be strictly adhered to.
9. Opinion received from the Legal Counsel of Puducherry Planning Authority, dated: 12.12.2022.
10. Road portion have been handed over to Commissioner, Nettapakkam Commune Panchayat and balance O.S.R. charges have been remitted as confirmed vide letter No.19999/NCP/Works/2024/94, dated 22.05.2024. (Gift deed registered vide document No.12921, dated 15.05.2024).
11. Transformer yard area have been handed over to Commissioner, Nettapakkam Commune Panchayat as confirmed vide letter No.19999/NCP/Works/2024/154, dated 02.07.2024 (Gift deed registered vide document No.17410, dated 26.06.2024).

Yours faithfully,


(V. BHUVANESWARAN)
MEMBER SECRETARY

o/c 7/14 PUDUCHERRY PLANNING AUTHORITY


Encl: One layout copy 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 Commissioner,
Nettapakkam Commune Panchayat, Puducherry.
4. The District Registrar,
Registration Department, Puducherry.
5. The Director,
Directorate of Survey & Land Records, Puducherry.