

(17)
PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No.PPA / 408 / 364 / PPA/Z(NCP/Layout/IP-APP)/2020-2024

Dated

To

Tvl. 1. S. Vaithiswaran & S. Ezhumalai
(for self and Power agent of Tvl. M. Govinda Reddiar & Singarammal),
 No. 18, Nehru Street,
 Muthulingapet, Puducherry-605008.

4 DEC 2024

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name of **"Gandhi Nagar Phase-II"** situated at R.S. No.20, 21/1 of Karikalampakkam Revenue Village & R.S. No. 115/4 of 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 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: 21.01.2020.
 4. This Authority's letter No. 364/PPA/Z(NCP/Layout/R)RURAL/2020/125, dt:15.04.2024.

With reference to your application dated 21.01.2020 for regularization of unapproved residential layout in the name of **"Gandhi Nagar Phase-II"** situated at **R.S. No.20, 21/1 of Karikalampakkam Revenue Village & R.S. No. 115/4 of 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	-	46391.00 sq.m
ii.	Total number of plots	349	37326.40 sq.m
iii.	Total sold plots	319	34355.74 sq.m
iv.	Total unsold plots	29	2888.72 sq.m
v.	Area of road portion gifted to local body. (Gift deed registered vide document No.23114, dated 22.08.2024)	-	9065.72 sq.m
vi.	Percentage of sold plots	91.40%	-
vii.	O.S.R. required @ 5% of unsold plot area	-	144.44 sq.m
viii.	O.S.R. gifted to local body (Transformer area – plot No. 86) (Gift deed registered vide document No.23114, dated 22.08.2024)	1	80.82 sq.m
ix.	O.S.R. deficit area.	-	63.62 sq.m

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent (sqm)	Rate per sq.m.	Amount
1	Scrutiny fee	349nos. (319 sold plots) (29 unsold plots + 1 plot earmarked for transformer area)	₹500/- (per unsold plot)	₹15,000/- (₹15,500/- paid vide receipt No.251407, dated 21.01.2020) Balance = Nil.
2	Regularization charges	2888.72sq.m	₹30/- per sq.m	₹86,662/- (paid vide D.D. No.609733, dt.06.11.2024 Bank of Maharashtra in favour of the Chief Town Planner, Town & Country Planning Department, Puducherry)
3.	Land conversion charges	2888.72sq.m	₹75/- per sq.m	₹2,16,654/- (paid vide D.D. No.609725, dt.06.11.2024 Bank of Maharashtra in favour of the Chief Town Planner, Town & Country Planning Department, Puducherry)
4.	O.S.R. charges	63.62sq.m.	-	₹1,16,374/- (paid vide D.D. No.784938, dt.08.07.2024 as confirmed by Commissioner, Nettapakkam Commune Panchayat vide letter No.20118/Net.CP/Works/2024/308, dated 12.09.2024.

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.772/ED/EE-R(S)/Tech/F-27/2022-23, dated 02.08.2022 should be strictly adhered to.
9. Opinion of the Revenue Officer, Office of the Deputy Collector (Revenue), South, Puducherry has been issued vide No. 3094/DCRS/B7/PPA/2022/3044, dated: 10.10.2022 should be strictly adhered to.
10. Survey report has been issued by the Director of Survey, Directorate of Survey and Land Records, Puducherry vide No. 3418/DSLRL/ADOS/2023, dated: 06.06.2023.
11. This approval is issued based on the legal opinion received from the Legal Counsel of Puducherry Planning Authority, dated 10.06.2022.
12. This approval is issued based on the road portions and OSR area (Transformer Yard) handed over to the Commissioner, Nettapakkam Commune Panchayat, as confirmed vide letter No. 20118/Net.CP/Works/2024/308, dated: 12.09.2024.

Yours faithfully,

(V. BHUVANESWARAN)
MEMBER SECRETARY

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.