

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

No.PPA / **6810** /1708/PPA/Z(VCP/Layout/IP-APP)/2021

Dated:

13 0 NOV 2021

To

Thiru. S. Suresh representing

1. Ragupathy, 2) Ramalingam, 3) Jayarani,
4) Thiripurasundari, 5) Shanmugam, 6) Arujanan,
7) Kasthuribai, 8) Karithikeyan & 9) Sivasankari,
No.145, Main Road, Arumparthapuram,
Puducherry – 605 110.

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name of **"Sri Yuvaraj Nagar & Sri Ram Nagar"** situated at R.S.No.74/3pt, 74/4A, 74/4B, 75/2pt, Thirukanchi Revenue Village, Villianur 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: 10.07.2018.
4. This Authority's letter No.1708/PPA/Z(VCP/IP-APP)/2018-21/2564 dt:08.04.2021.

With reference to your application dated 10.07.2018 for regularization of unapproved residential layout in the name of **"Sri Yuvaraj Nagar & Sri Ram Nagar"** situated at R.S.No.74/3pt, 74/4A, 74/4B, 75/2pt, Thirukanchi Revenue Village, Villianur 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
i.	Layout area		7886.20sqm
ii.	Total number of plots	80	5811.97sqm
iii.	Total sold plots	64 nos.	4657.71sqm.
iv.	Total unsold plots	16 nos.	1154.26sqm
v.	Area of road portion		2074.23Sqm
vi.	O.S.R. required	5%	57.71Sqm
vii.	O.S.R. proposed		Nil

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee	80 (64 plots sold) (16 Nos. of unsold plots)	Rs.500/-	Rs.8,000/-
2.	Regularization charges vide DD No.856322 dt:15.10.2021 (Karur Vysya Bank)	1154.26sq.m	Rs.30/- per sq.m	Rs.34,628/-
3.	Land conversion charges vide DD No.856324 dt:15.10.2021 (Karur Vysya Bank)	1154.26sq.m	Rs.75/- per sq.m	Rs.86,570/-
4.	OSR charges vide DD No.656323 dt:15.10.2021 (Karur Vysya Bank)	57.71sq.m (or) 621 sq.ft.	Rs.135/- per sq.ft. (avg)	Rs.83,835/-

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, Villianur Commune Panchayat, payable at Puducherry.
7. The Conditions stipulated by the Irrigation Division, PWD, Puducherry vide their Letter vide No.887/PW/EEI/DB/C-19/2020-21/1706 dt:09.07.2020.
8. The conditions stipulated by the Sub-Collector (Revenue) South, Puducherry vide their Letter vide No.4455//SCRS/B7/PPA/2019/1111 dt: 04.12.2019.
9. Road portions, has been handed over to Commissioner, Villianur Commune Panchayat, Puducherry vide reference No.20-19/VCP/2020-21/JE(O)/771 dated:12.03.2021 (Gift Deed No. 5604/2021 dated;01.3.2021.
10. 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
PUDUCHERRY PLANNING AUTHORITY

7/14

o/c 

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,
Villianur Commune Panchayat, Puducherry.
5. The Sub Registrar,
Office of the Sub Registrar, Puducherry.