

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

No. **339/2175/PPA/Z(VCP) (Layout-Regu)/ IP-APP /2019-24**

Date:

To

1. **Thiru. P. Ramalingam,**  
2. **Thiru. M. Sivakumar,**  
No.2, Kavimani Desiga Vinayagam Pillai Street,  
Santhi Nagar, Lawspet,  
Puducherry - 605 008.

**10 OCT 2024**

**Sir/Madam,**

**Sub :** PPA - Regularization of unapproved residential layout in the name and style of **"Sri Sastha Nagar"** at R.S. No.60/1 & 61pt., Sathamangalam 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 20<sup>th</sup> October 2017 & G.O.Ms. No.2/2018-Hg, dated 23.2.2018 & G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
2. Your application dated 19.02.2019.  
3. Letter No. F.No.20-01/VCP/2021-22/JE(M)/711 dated 08.11.2022 of the Commissioner, Villianur Commune Panchayat, Puducherry.

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With reference to your application dated **19.02.2019** for Regularization of unapproved residential in the name and style of **"Sri Sastha Nagar"** situated at R.S. No.60/1 & 61pt., Sathamangalam Revenue Village, Villianur Commune Panchayat, Puducherry, **"In-Principle Layout Frame Work Approval"** for the said layout is hereby accorded as per the G.Os. cited above, subject to the following:-

1. Area details; -

Sl. No.	Description	Nos.	Extent (sq.m)
1.	Layout area	-	15053.54
2.	Total number of plots	119	11996.24
3.	Plots sold	89	9198.17
4.	Unsold plots	28	2798.07
5.	Area of road portion	-	2879.64
6.	O.S.R. required @ 5%		139.90
7.	O.S.R. Handed over to VCP (plot no.112)	1	143.00
8.	Transformer yard area Handed over to VCP (Plot No.113)	1	34.66

2. Details of payment made by the applicant:-


Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee balance charges paid vide Bill No. 10202417 dated 12.06.2024	119 (89sold plots) (28 Nos. of unsold plots)	Rs.500/- per plot	Rs.14,000/- (Already paid Rs.14,500/-) Balance = Nil
2.	Regularization charges vide Demand Draft No.676655, dated 26.07.2024 of Indian Bank, in	2798.07sq.m	Rs.30/- per sq.m	Rs.83,942/-

	favour of the Chief Town Planner, Town & Country Planning Department			
3.	Land conversion Charges vide Demand Draft No.676654, dated 26.07.2024 of Indian Bank, in favour of the Chief Town Planner, Town & Country Planning Department.	2798.07sq.m	Rs.75/- per sq.m	Rs.2,09,855/-
4.	OSR required	139.90sq.m	-	-
5.	OSR Handed over to VCP (Plot No.112)	143.00sq.m	-	-
6.	Transformer yard area Handed over to VCP (Plot No.113)	34.66sq.m	-	-

### 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, concerned Commune Panchayat, payable at Puducherry.
7. Road, OSR portions have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry as confirmed vide reference F.No.20-01/VCP/2021-22/JE(M)/711 dated 08.11.2022 (Gift deed No.30432 dated 23.09.2022).
8. 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

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