

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

No.PPA/ 1524145/Z(VCP/Layout/IP-APP)/2019-24

Dated:

**9 MAY 2024**

To

Tvl.

1. P. Varalakshmi,  
2. R. Sarojini,  
3. V. Abaranji,  
No. 12, 1<sup>st</sup> Main Road,  
Manakula Vinayagar Nagar,  
Puducherry – 605 005.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout in the name of "**Ramasamy Nagar**" situated at R.S. No. 3/3 of Uruvaiyaru Revenue Village, Villianur Commune Panchayat, Puducherry, Puducherry, promoted by Tvl. 1. P. Varalakshmi, 2. R. Sarojini, 3. V. Abaranji – 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 23.02.2018.  
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 15.03.2019.  
4. This Authority's letter No 4145/PPA/Z(VCP/Layout/IP-APP)/2020/2075, dt:05.05.2020.  
5. This Authority's letter No.4145/PPA/Z(VCP)/Layout/IP-APP/19-22/157, dt:20.01.2023.

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With reference to your application dated 15.03.2019 for regularization of unapproved residential layout in the name of "**Ramasamy Nagar**" situated at R.S. No. 3/3 of Uruvaiyaru Revenue Village, Villianur 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	-	4500.00sqm
ii.	Total number of plots	31	3529.07sqm
iii.	Total sold plots	8	733.63sqm
iv.	Total unsold plots	23	2795.44sqm
v.	Area of road portion	-	832.91sqm
vi.	Corner splay area (2 Nos)		2.26sqm
vii.	O.S.R. required	10%	279.54sqm
viii.	O.S.R. Proposed	-	135.76sqm
ix.	O.S.R. still required	-	143.78sq.m

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	31 (3 plots sold) (23 Nos. of unsold plots)	Rs.500/-	Rs.12,000/- 1. PPA Receipt No.238439, dt:15.03.2019
2.	Regularization charges	2795 44sq.m	Rs.30/- per sq.m	Rs.83,863/- (DD No.203215 dt:13.02.2024 State Bank of India BB Branch, Puducherry)
3.	Land conversion charges	2795 44sq.m	Rs.75/- per sq.m	Rs.2,09,658/- (DD No.203216 dt:13.02.2024 State Bank of India BB Branch, Puducherry)

4.	OSR 10% required	279.54sq.m		
5.	OSR provided (Handed over to VCP)	135.76 sqm		
6.	OSR still required	143.78sq.m (or) 1547.65sq.ft	Rs.210/- per sqft	Rs.3,25,007/- (DD No.203217 dt:13.02.2024 State Bank of India BB Branch, Puducherry)

### 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. Road portions and OSR have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry as confirmed vide reference F.No.20-1/VCP/2022-23/JE(M)/689, dated 02.11.2022 (Gift deed No.3493 dated 09.02.2022)
8. The layout should 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

Encl : One copy of "In-Principle Layout Frame Work Approval" layout.

### 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, Villianur, Puducherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Villianur, Puducherry.