

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

No.PPA / 398 / 7718 / PPA/Z(VCP/Layout/IP-APP)/2020

Dated: 22 JAN 2021

To

1.Thiru. V. Raghupathy,
2.Tmt.R. Usha,
3. Tmt. S.Mary Celestire Clara }
No.63, 3rd Cross Street,
Brindavanam, Puducherry – 605 013

Represented by Power Agent
Thiru. V. Raghupathy.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Thirukameeswarar Nagar" situated at R.S No.226/4F/9, 226/5A/1, 226/9, 226/10, 226/11B, 227/3, 227/4, 227/5B, 227/6, 227/7, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by Thiru. V. Raghupathy & Others – 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: 30.03.2019.
4. This Authority's letter No.7718/PPA/Z(VCP/Layout/IP-APP)/2020/11523 dt:10.11.2020.
5. This Authority's letter No.7718/PPA/Z(VCP/Layout/IP-APP)/2020/12924 dt:24.12.2020.

With reference to your application dated 30.03.2019 for regularization of unapproved residential layout in the name of "Thirukameeswarar Nagar" at R.S. No.226/4F/9, 226/5A/1, 226/9, 226/10, 226/11B, 227/3, 227/4, 227/5B, 227/6, 227/7, Villianur 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	-	13500.31sq.m
ii.	Total number of plots	78	10496.95sq.m
iii.	Total sold plots	2	437.12sq.m
iv.	Total unsold plots	76	10059.83sq.m
v.	Area of road portion	-	2336.69sq.m
vi.	Transformer yard area	-	41.50sq.m
vii.	O.S.R. required	10%	1005.98sq.m
viii.	O.S.R. Proposed	Nil	629.17sq.m
ix.	O.S.R still required	-	376.81sq.m

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee Receipt No.241872 dt:31.03.2019	78 (2 plots sold) (76 Nos. of unsold plots)	Rs.500/-	Rs.38,000 (Already paid Rs.40,000/-) Balance=Nil
2.	Regularization charges vide DD No.478348 dt:24.12.2020 (UCO Bank)	10059.83sq.m	Rs.30/- per sq.m	Rs.3,01,795/-
3.	Land conversion charges vide DD No.478347 dt:24.12.2020 (UCO India)	10059.83sq.m	Rs.75/- per sq.m	Rs.7,54,488/-
4.	O.S.R. charges vide DD No.478349 dt:24.12.2020 (UCO India)	376.81sq.m (or) 4055sqft	Rs.440/- per sq.ft	Rs.17,84,200/-

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 Transformer and OSR portions have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry vide reference No.F-20.9/VCP/2020-21/JE(V) date 15.12.2020.
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,

(Signature)
(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 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, Villianur, Puducherry.

Sl.No.	Details	Extent	Rate	Amount
1	Balance pending fee Receipt No: 241673 Date: 03.03.2019	10 Nos. of unsold plots	Rs. 600/-	Rs. 6000.00 (Already paid Rs. 40,000/- Balance Nil)
2	Registration charges vide DD No: 478348 dt: 24.12.2020 (UCG Bank)	10000 Sq.m	Rs. 30/- per sq.m	Rs. 3,01,785/-
3	Land conversion charges vide DD No: 478347 dt: 24.12.2020 (UCG India)	10000 Sq.m	Rs. 72/- per sq.m	Rs. 7,24,488/-
4	O.S.R. charges vide DD No: 478349 dt: 24.12.2020 (UCG India)	370 Sq.m (sq. ft)	Rs. 460/- per sq. ft	Rs. 17,24,200/-