

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

No.PPA / 892 / 7129 /PPA/Z(VCP/Layout/IP-APP)/2020

Date: **15 FEB 2021**

To

**Thiru. A. Sankar,**  
Thirukanchi, Villianur,  
Puducherry.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of **"Jai Sriram Nagar"** at R.S. No.79/1pt, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Thiru. A. Sankar** – 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: 29.03.2019.  
4. This Authority's letter No.7129/PPA/Z(VCP/Layout/IP-APP)/2019/2130 dt:06.05.2020.  
5. This Authority's letter No.7129/PPA/Z(ACP)/Layout/IP-APP/2020/10185 dt:14.09.2020.

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With reference to your application dated 29.03.2019 for regularization of unapproved residential layout in the name of **"Jai Sriram Nagar"** at R.S. No.79/1pt, 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	-	2800.00sq.m
ii.	Total number of plots	24	2353.48sq.m
iii.	Plots sold on or before 30/1/2017	8	754.02sq.m
iv.	Unsold plots as on 30/1/2017	16	1599.46sq.m
v.	Area under roads	-	446.52sq.m
vi.	O.S.R. required	10%	159.95sq.m
vii.	O.S.R. proposed	Nil	Nil


2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee Receipt No.241230 dt:29.03.2019	24 (8 plots sold) (16 Nos. of unsold plots)	Rs.500/-	Rs.8,000 (Already paid Rs.8,000/-) Balance=Nil
2.	Regularization charges vide DD No.465501 dt:31.12.2020 (UCO Bank)	1599.46sq.m	Rs.30/- per sq.m	Rs.47,984/-
3.	Land conversion charges vide DD No.465500 dt:31.12.2020 (UCO Bank)	1599.46sq.m	Rs.75/- per sq.m	Rs.1,19,960/-
4.	OSR 10% charges vide DD No.465499 dt:31.12.2020 (UCO Bank)	159.95sq.m ( 1722sqft)	Rs.140/- per sq.ft	Rs.2,41,080/-
5.	O.S.R. proposed	-	-	Nil

P.T.O

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 portions have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry vide reference No.F-20.1/VCP/2020-21/JE(M) date 19.08.2020.
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,

  
(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, Puducherry.



# PLAN SHOWS THE LAYOUT IN THE NAME OF " JAI SRIRAM NAGAR" AT R.S.No. 79/ 1pt

## THIRUKANCHI REVENUE VILLAGE, VILLIANUR COMMUNE PANCHAYAT, PUDUCHERRY.

17 FEB 2021

MEMBER SECRETARY  
PUDUCHERRY PLANNING AUTHORITY  
Subject to the fulfilment of conditions stipulated in the permit (S.No. 1 to 8 )  
Layout/1p-APP/2020



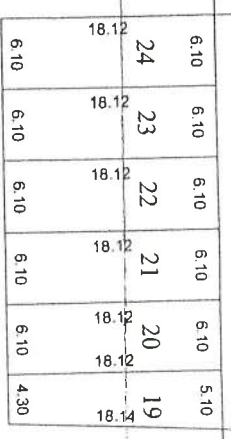
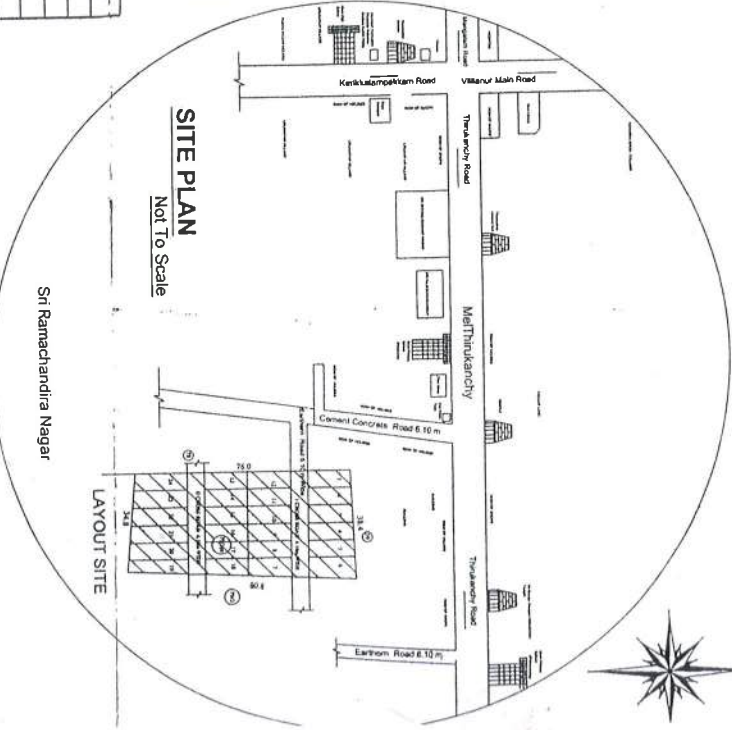
**UNSOLD PLOTS AREA**

Plot Number	No.	Area	Area (m <sup>2</sup> )
1	1	92.00	92.00
3	1	95.33	95.33
6	1	123.19	123.19
7	1	98.36	98.36
13 to 17	5	92.96	464.80
18	1	87.92	87.92
19	1	85.21	85.21
20 to 24	5	110.53	552.65
<b>Total</b>	<b>16</b>		<b>1599.46</b>

**SOLD PLOTS AREA**

Plot Number	No.	Area	Area (m <sup>2</sup> )
2	1	93.68	93.68
4	1	96.98	96.98
5	1	98.56	98.56
8 to 12	5	92.96	464.80
<b>Total</b>	<b>8</b>		<b>754.02</b>

ALL DIMENSIONS ARE IN METER



**ROAD PORTION AREA**

Road Name	L1 (m)	L2 (m)	Width (m)	Area (m <sup>2</sup> )
I Cross Street	37.60	37.30	6.10	228.45
II Cross Street	35.90	35.80	6.10	218.08
<b>Total</b>				<b>446.52</b>

**Area Details**

TOTAL LAYOUT AREA	2800.00
SOLD PLOTS AREA	754.02
UNSOLD PLOTS AREA	1599.46
ROAD PORTION AREA	446.52
OSR REQUIRED (10%)	159.95
OSR PROVIDED	Nil

LAYOUT PLAN (SCALE 1:50)

**EXTENT DETAILS**

R.S.No.	EXTENT
H	A
Ca	00

**LEGEND**

- SITE BOUNDARY
- UNSOLD PLOTS
- SOLD PLOTS
- ROAD
- F- LINE

Total No. of Plots	24
No. of Plots Sold	8
No. of Plots Unsold	16
Percentage Sold %	33.33
OSR	10%

**OWNER**

**APPROVING AUTHORITY**

E.A. TAVANTHAY  
Regional Structural Engineer Grade II  
Reg No. J 2001/2010  
Summit Engineering