

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

No.PPA / 2860 / 3679 /PPA/Z(VCP/Layout/IP-APP)/2020

Dated:

18 JUN 2020

To

**Thiru. V. Velayuda Counder**  
represented by Power Agent Thiru. Senthamizh Selvan,  
Thiru. Sundara Pandian,  
Thiru. Senthil Kumar, Thiru. Nadarajan &  
2. Thiru. R. Sankar @ Adhimoolam, Elumalai, Babu & Balamurugan  
represented by Power Agent Tvl. S. Senthamizh Selvan,  
Thiru. Sundara Pandian,  
Thiru.Senthil Kumar, Thiru. Nadarajan  
No.1, First Street, Sorna Nagar, Ariyankuppam,  
Puducherry - 605 007.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "**Sun City**" at R.S. No.162/1, 162/2, Kurumbapet Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Thiru. V. Velayuda Counder & Others** – 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.  
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 04.09.2018.  
4. This Authority's letter No.2975/PPA/Z(NCP/Layout/IP-APP)/2019/1719, dt:16.03.2020.  
5. This Authority's letter No.3679/PPA/Z(VCP)/Layout/IP-APP/2020/2550 dt:29.05.2020.

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With reference to your application dated 04.09.2018 for regularization of unapproved residential layout in the name of "**Sun City**" at R.S. No.162/1, 162/2, Kurumbapet Revenue Village, Villianur Commune Panchayat, Puducherry, "**In-principle layout frame work approval**" is hereby accorded for the said layout subject to the following conditions:-

1. Area details; -

Sl. No.	Description	Nos.	Extent.(sqm)
i.	Layout area		4097.49sqm
ii.	Total number of plots	28	3190.72sqm
iii.	Total sold Plots	13 nos.	1499.55sqm
iv.	Total Unsold plots	15 nos.	1691.17sqm
v.	Area of road portion	--	813.09sqm
vi.	O.S.R. required	10%	169.12sqm.
vii.	O.S.R. proposed	Plot No.28	93.68sqm
viii.	Balance OSR to be provided		75.44sqm

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee	27 (13 plots sold) (14 Nos. of unsold plots)	Rs.500/-	Rs.7,000 (Already paid Rs.7,500/-) vide receipt No.228716 dt:04.09.2018  Balance=Nil

2.	Regularization charges vide DD No.680517 dt:30.05.2020 (Indian Bank)	1691.17sq.m	Rs.30/- per sq.m	Rs.50,736/-
3.	Land conversion charges vide DD No. 680516 dt:30.05.2020 (Indian Bank)	1691.17sq.m	Rs.75/- per sq.m	Rs.1,26,838/-
4.	OSR charges vide DD. No.680518 dt:30.05.2020 (Indian Bank)	74.44sq.m ( 801sqft)	Rs.210/- per sq.ft	Rs.1,68,210/-
5.	OSR proposed	-	-	Nil

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 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, has been handed over to Commissioner, Villianur Commune Panchayat, Puducherry vide reference No.F-20.1/VCP/2019-20/je(O)/680 dated 05.03.2020.
8. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.



Yours faithfully

(M. KANDAR SELVAN)  
MEMBER SECRETARY

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

**Copy Submitted to:**

The Chief Town Planner,  
Town and Country Planning Department,  
Puducherry.

....for kindly information.

**Copy to:-**

1. The Commissioner,  
Villianur Commune Panchayat,  
Puducherry.

....along with a copy of the layout of  
"In-principle layout frame work approval"

2. The Sub Registrar,  
Office of the Sub Registrar  
Villianur, Puducherry.

....along with a copy of the layout of  
"In-principle layout frame work approval"

3. Nodal Officer,  
Puducherry Real Estate Regulatory Authority,  
Puducherry.

....along with a copy of the layout of  
"In-principle layout frame work approval"