

PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY

No.PPA / 5125/ 5529 /PPA/Z(VCP/Layout/IP-APP)/2021

Dated:

5 OCT 2021

To

1. Tmt. Priya @ Lilliane Marie  
Cecilepriya,

→ Represented by Power Agent  
Thiru. Premraja,  
No.56, Canteen Street, Puducherry - 1.

2. Thiru. Premraja,

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Swamynathar Nagar" at R.S.No.19/2, 19/8, 19/9, 19/10, Sedarapet Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by 1. Tmt. Priya @ Lilliane Marie Cecilepriya, 2. Thiru. Premraja, Represented by power agent of Thiru. Premraja - 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: 26.03.2019.  
4. This Authority's letter No.5529/PPA/Z(VCP/Layout/IP-APP)/2021/3607 dt:01.07.2021.  
5. This Authority's letter No.5529/PPA/Z(VCP/Layout/IP-APP)/2021/5396 dt:22.09.2021.  
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With reference to your application dated 26.03.2019 for regularization of unapproved residential layout in the name of "Swamynathar Nagar" at R.S.No.19/2, 19/8, 19/9, 19/10, Sedarapet 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	-	14800.00sq.m
ii.	Total number of plots	105	11427.21sq.m
iii.	Total sold plots	75	8204.08sq.m
iv.	Total unsold plots	30	3223.13sq.m
v.	Area of road portion	-	3030.49sq.m
vi.	Transformer yard area	-	54.09sq.m
vii.	O.S.R. required	5%	161.15sq.m
viii.	O.S.R. Provided	-	288.21sq.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.239907 dt:26.03.2019	105 (75 plots sold)(30 Nos. of unsold plots)	Rs.500/-	Rs.15,000/- (Already paid Rs.15,000/-) Balance=Nil
2.	Regularization charges vide DD No.822931 dt:24.09.2021 (Indian Bank)	3223.13sq.m	Rs.30/- per sq.m	Rs.96,694/-
3.	Land conversion charges vide DD No.822935 dt:24.09.2021 (Indian Bank)	3223.13sq.m	Rs.75/- per sq.m	Rs.2,41,735/-
4.	OSR 5% required	161.15sq.m	-	-
5.	OSR provided	288.21sq.m	-	-
6.	Transformer yard area	54.09sq.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 portion, OSR portion and transformer yard have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry as confirmed vide reference File No.F-20-26/VCP/2021-22/JE(O)/218 dated 25.08.2021.
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, Villianur, Puducherry.

