

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

No.PPA/4704/3450/PPA/Z(VCP/Layout/IP-APP)/2020

Dated: **22 SEP 2020**

To

**Tmt. Sinitha,  
S/o. Thiru. Mookiaa,  
No.72, Pettaiyanchathiram,  
Vazhudavur Main Road,  
Puducherry.**

**Represented by Power Agent of  
Thiru. M. Ganesh,  
No.72, Pettaiyanchathiram,  
Vazhudavur Main Road,  
Puducherry.**

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "M.S.Garden" situated at R.S.No.105/2, 103/4pt, Kurumbapet Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Thiru. M. Ganesh (Power Agent)** – 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: 29.08.2018.  
4. This Authority's letter No.3450/PPA/Z(VCP/Layout/IP-APP)/2019/1059, dt:27.02.2020.  
5. This Authority's letter No.3450/PPA/Z(VCP/Layout/IP-APP)/2020/9569 dt:27.08.2020.

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With reference to your application dated 29.08.2018 for regularization of unapproved residential layout in the name of "M.S.Garden" at R.S. No.105/2, 103/4pt, 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:-

Area details; -

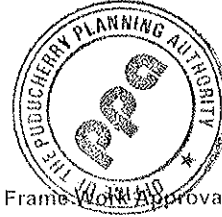
Sl. No	Description	Nos.	Extent
i.	Layout area	-	7748.00sq.m
ii.	Total number of plots	64	6469.42sq.m
iii.	Total sold plots	53	5173.79sq.m
iv.	Total unsold plots	11	1295.63sq.m
v.	Area of road portion	-	1152.19sq.m
vi.	O.S.R. required	5%	64.78sq.m
vii.	O.S.R. Provided for provision transformer yard and other purpose in plot No.21.	-	126.39sq.m

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee	64 (53 plots sold) (11 Nos. of unsold plots)	Rs.500/-	Rs.5,500 (Already paid Rs.11,500/-) Balance=Nil
2.	Regularization charges vide DD No.027440 dt:08.09.2020 (Karur Vysys Bank)	1295.63sq.m	Rs.30/- per sq.m	Rs.38,869/-
3.	Land conversion charges vide DD No.638069 dt:09.09.2020 (State Bank of India)	1295.63sq.m	Rs.75/- per sq.m	Rs.97,173/-
4.	OSR 5% required	64.78sq.m	-	Nil
5.	O.S.R. Provided for provision transformer yard and other purpose in plot No.21	126.39sq.m	-	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 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.20-1/VCP/2020-21/JE(O)/264 Engg dated 04.07.2020.
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:

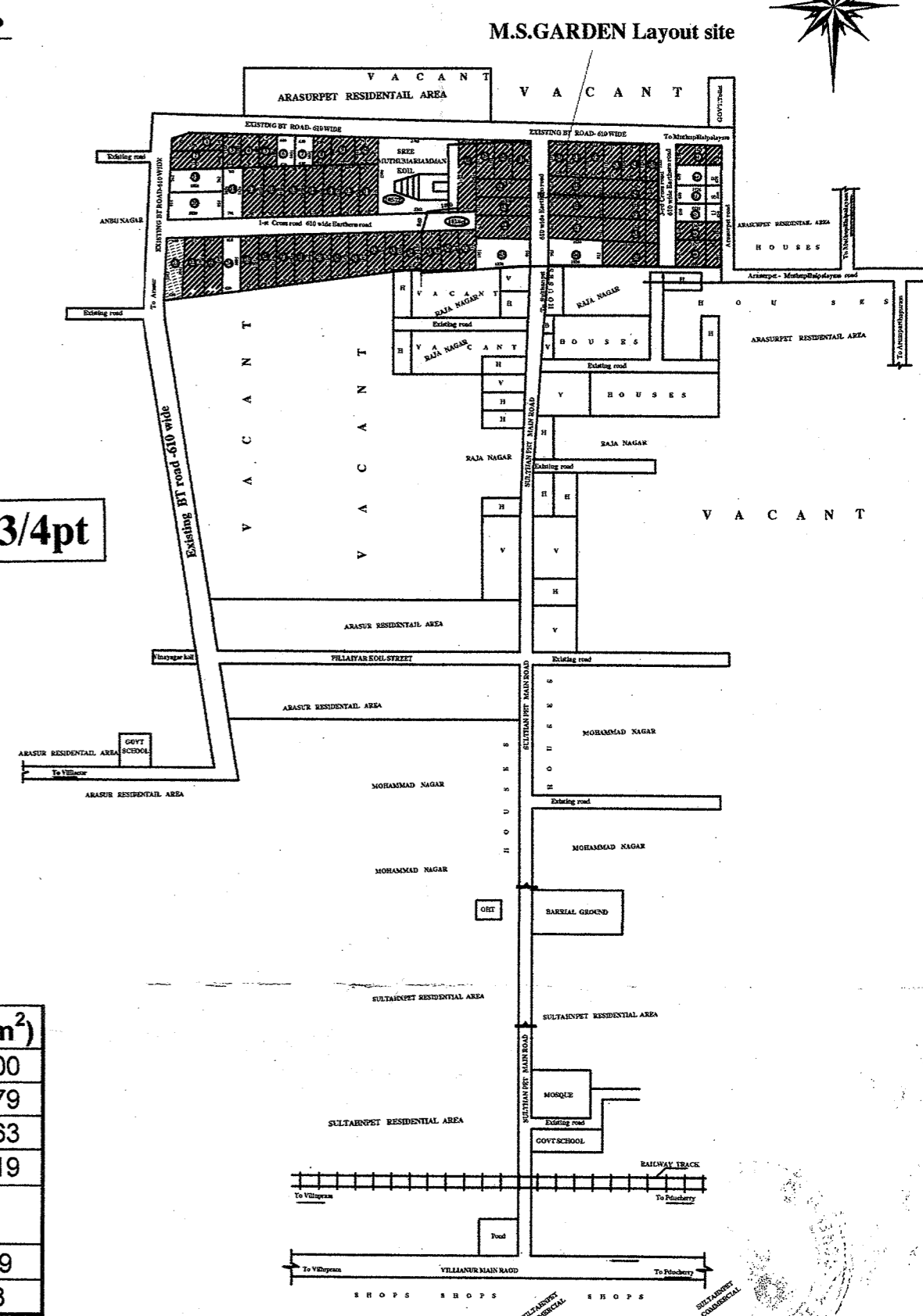
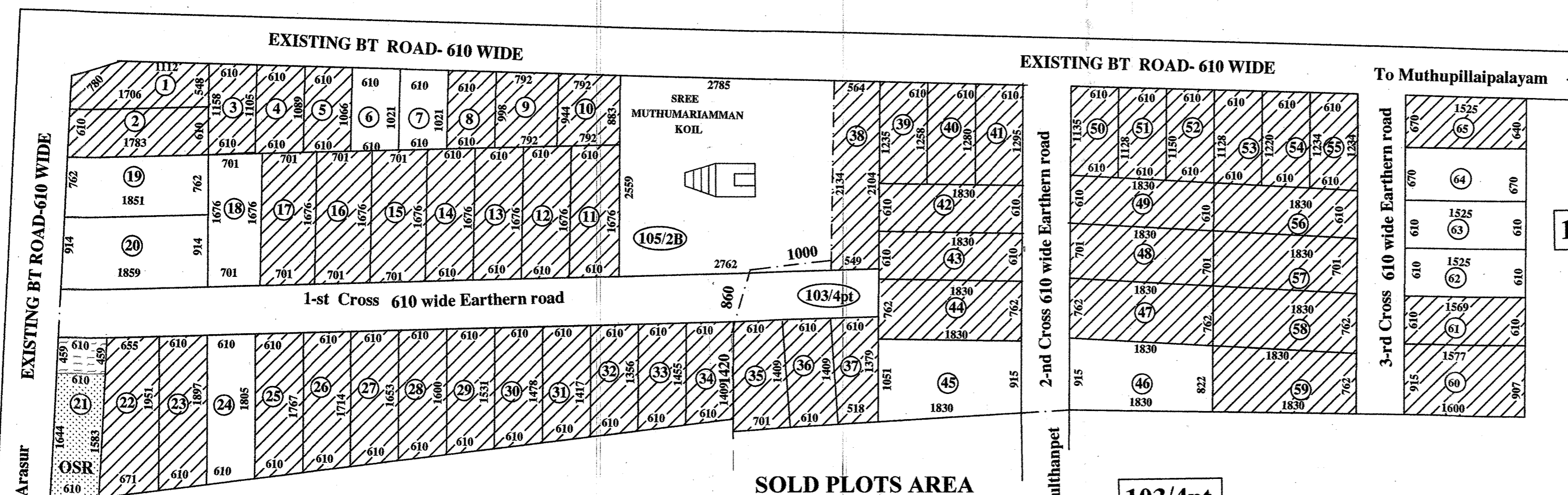
The Chief Town Planner,  
Town and Country Planning Department,  
Puducherry.

Copy to:-

1. The Commissioner,  
Villianur Commune Panchayat,  
Puducherry.
2. The Sub Registrar,  
Office of the Sub Registrar  
Villianur, Puducherry.
3. Director,  
Directorate of Survey and Land Records, Puducherry.
4. Nodal Officer,  
Puducherry Real Estate Regulatory Authority,  
Puducherry.
5. The Superintending Engineer -- III  
Electricity Department,  
Puducherry.

....With respect to the letter of the Executive  
Engineer Rural (South) No.5748/ED/EE-R(N)/TECH/  
F-TO/2019-20 dt:11.02.2020.

**PLAN SHOWS THE LAYOUT IN THE NAME OF " M S GARDEN" AT R.S.No. 105/2, 103/4pt, KURUMBAPET REVENUE VILLAGE, VILLIANUR COMMUNE PANCHAYATE , PUDUCHERRY.**



**LAYOUT PLAN**

Scale



**IN-PRINCIPLE LAYOUT FRAME WORK APPROVAL ISSUED VIDE**  
 NO: 4704/3A/ED/PPA/ DATE: 2 SEP 2020  
 z (VCP/Layout I/P-APP) 2020  
 my 18/9/2020  
**MEMBER SECRETARY**  
**PUDUCHERRY PLANNING AUTHORITY**  
 \*Subject to the fulfilment of conditions  
 Stipulated in the permit (SI. No.1 to )

**UNSOLD PLOTS**

Plot No.	Area (m <sup>2</sup> )
6	63.66
7	62.27
18	117.57
19	138.48
20	169.7
24	113.84
45	179.83
46	158.92
62	95.26
63	93.87
64	102.23
<b>Total 11</b>	<b>1295.63</b>

**EXTENT DETAILS**

R.S.No.	Extent as per						Area (m <sup>2</sup> )
	Documents			Execution			
	H	A	Ca	H	A	Ca	
105/2A	00	40	00	00	37	48	3748
103/4pt	00	40	00	00	40	00	4000
<b>Total</b>	<b>00</b>	<b>80</b>	<b>00</b>	<b>00</b>	<b>77</b>	<b>48</b>	<b>7748</b>

**SOLD PLOTS AREA**

Plot No.	Area (m <sup>2</sup> )	Plot No.	Area (m <sup>2</sup> )
1	77.32	35	92.38
2	106.41	36	85.97
3	68.96	37	79.46
4	66.91	38	117.84
5	65.71	39	75.93
8	61.52	40	77.32
9	76.95	41	78.53
10	72.49	42	111.52
11	102.23	43	111.52
12	102.23	44	128.25
13	102.23	47	139.41
14	102.23	48	128.25
15	117.57	49	111.52
16	117.57	50	68.96
14	117.57	51	69.42
22	132.34	52	69.42
23	117.29	53	71.56
25	109.85	54	74.81
26	106.13	55	75.28
27	102.70	56	111.52
28	99.16	57	128.25
29	95.45	58	139.41
30	91.73	59	144.98
31	88.29	60	144.70
32	84.57	61	95.91
33	80.95	65	99.91
34	75.37		
<b>Total</b>	<b>53</b>	<b>5173.79</b>	

**TRANSFORMER YARD AREA**

Plot No.	Area (m <sup>2</sup> )
21	126.39

**ROADS AREA**

Road Name	Area (m <sup>2</sup> )
First cross	641.26
Second cross	260.22
Third cross	250.71
<b>Total</b>	<b>1152.19</b>

**OSR DETAILS**

Details	Area(m <sup>2</sup> )
Plot Number 21	126.39
Transformer Yard Area	28.00
OSR for other purpose	98.39
<b>Total OSR</b>	<b>126.39</b>

Total No. of Plots	65
No. of Plots Sold	53
No. of Plots Unsold	11
Plot for Transformer & OSR	1
Percentage Sold %	81.54
OSR	5%

Area Details	Area (m <sup>2</sup> )
TOTAL LAYOUT AREA	7748.00
SOLD PLOTS AREA	5173.79
UNSOLD PLOTS AREA	1295.63
ROAD PORTION AREA	1152.19
OSR PROVIDED	126.39
OSR REQUIRED (5%)	64.78

**LEGEND**

SITE BOUNDARY	—
UNSOLD PLOTS	□
SOLD PLOTS	▨
ROAD	—
F LINE	- - -
OSR	▤
TRANSFORMER YARD	▥

**ALL DIMENSIONS ARE IN MILLIMETER**

*[Signature]*  
**OWNER**

*[Signature]*  
**Er. A. DAYANITHY**  
 M.Tech., MIE., M.C.I.  
 Registered Structural Engineer Grade-II  
 Reg.No.3-899/PPA/LIC/SE/2016.  
 H-56, M/G Flat,  
 Sudhanthira Ponvizha Nagar,  
 Puducherry - 11.  
**ENGINEER**

*[Handwritten mark]*