

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

No.PPA / 802 / 1189/PPA/Z(VCP/Layout/IP-APP)/2018

Dated:

To

11 JUN 2018

Thiru.V.P.Ramalingam
Thiru.V.P.S.Rameshkumar
No.72 &74, Perumal koil street,
Puducherry -1.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Sapthagiri Hi-Tech City" at R.S.No.9/1, Sellipet main road, Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry promoted by Thiru.V.P.S.Rameshkumar & V.P.Ramalingam – Reg.

Ref: 1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.2.2018.
2. Your application dated;22.02.2018.
3.This Authority's letter No.1189/PPA/Z(VCP/Layout/IP-APP)/2018/3422, dated; 06.06.2018.

With reference to your application dated; 22.02.2018 for regularization of unapproved residential layout in the name of "Sapthagiri Hi-Tech City" at R.S.No.9/1, Sellipet main road, Koodapakkam 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		45,648.46
ii.	Total number of plots	267	32,037.07
iii.	Plots sold	233	27,336.52
iv.	Unsold plots	34	4,700.55
v.	Area of road portion		12,814.57
vi.	O.S.R. required		235.03
vii.	O.S.R. proposed		796.82

2. Details of fees remitted ;-

S.No.	Details	Amount
1.	Regularization charges	₹.1,69,290/-
2.	Land conversion charges	₹.5,50,967/-
3.	OSR charges	Nil
4.	Scrutiny fee	₹.17,000

3. The Layout promoter should open out the compound wall at the end of the roads to provide access to the neighboring lands.
4. 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.
5. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
6. 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.,
7. 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.
8. 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.
9. Unsold plots in the Layout shall be sold and registered only after remittance of road development charges @ ₹.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.
10. Road portions, has been handed over to Commissioner, Villianur commune Panchayat, Puducerry vide reference No.F.No.20.1/VCP/2018-19/Rev. dated; 15.05.2018 (Gift Deed No.8690 dated; 10.05.2018).

Yours faithfully


(V.VIDJEA NEHRU)
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.

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

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.The Director,
Directorate of Survey and Land records,
Puducherry.

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