

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

No. 656/724/PPA/Z(VCP/Layout/IP-APP)/2018

Dated: 10 MAY 2018

To

Thiru.N.Murugasamy,
No.36, Vinaygar Koil street,
V.Manavelly, Arumparthapuram,
Puducherry.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Sri Perumal Nagar" at R.S.No.46/6pt, 46/8 & 201/2/A/1, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by Thiru.N.Murugasamy – 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; 29.03.2018.

3.This Authority's letter No.724/PPA/Z(VCP/Layout/IP-APP)/2018/2866 dated;10.05.2018.

With reference to your application dated; 29.03.2018 for regularization of unapproved residential layout in the name of "**Sri Perumal Nagar**" at **R.S.No.46/6pt, 46/8 & 201/2/A/1, Odiampet 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		3720.91
ii.	Total number of plots	30	2660.86
iii.	Plots sold	10	877.38
iv.	Unsold plots	20	1783.48
v.	Area of road portion		1032.78
vi.	O.S.R. proposed		27.27
vii.	O.S.R required		178.35

2. Details of fees :-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount (₹)
1	Regularization charges	1783.48	₹.30	₹.53504
2.	Land conversion charges	1783.48	₹.100	₹.178348
3.	OSR charges	151.08	140 per sqft	₹.227672
4.	Scrutiny fee			₹.10000

3. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No No. 488/PW/EEI/DB/C-19/2018-19, dated 10.05.2018, shall be strictly adhered to (Copy enclosed).

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 portion, has been handed over to Commissioner, Villianur commune Panchayat, Puducerry vide reference No.F.No:20.1/VCP/2018-19 dated;07.05.2018 (Gift Deed No.8433/2018 dated; 07.05.2018).



Yours faithfully

[Handwritten signature]

MEMBER SECRETARY i/c

[Handwritten initials]

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"

4. The Executive Engineer,
Irrigation Division,
Public Works Department, Puducherry

....for information