

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

No.PPA / **463** / 230 / PPA/Z(VCP/Layout/IP-APP)/2019

Dated:

**25 JAN 2019**

To **1. Thiru. Vishnu Raman,  
2. Tmt. Uma Raman @ Maithili Raman represented by  
Power Agent Thiru. Vishnu Raman,  
No.4, 9th Cross, Elango Nagar,  
Puducherry - 605 011.**

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Sri Ramachandra Nagar" at R.S. No. R.S. No.20/11, 30/1pt, 30/4pt, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by 1. Thiru.Vishnu Raman, 2. Tmt. Uma Raman @ Maithili Raman – 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;05.02.2018.  
4.This Authority's letter No.230/PPA/Z(VCP/Layout/IP-APP)/2018/329, dt:10.01.2019.

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With reference to your application dated; 05.02.2018 for regularization of unapproved residential layout in the name of "Sri Ramachandra Nagar" at R.S.No. 20/11, 30/1pt, 30/4pt, Thirukanchi 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		14878.00
ii.	Total number of plots	55	13,354.90sqm
iii.	Sold Plot	1	92.90sqm
iv.	Unsold plot	54	13262.00sqm
v.	Area of road portion		1523.00
vi.	Total O.S.R. Provided – Nil	---	---

2. Details of payment made by the applicant:-

S.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Balance Scrutiny fee (Already paid Rs.6600/- vide Receipt No.222816 dt:05.02.2018 vide DD No.508295 dt:18.1.2019 paid Rs.20,400/-	54 Nos. of unsold Plots	Rs.500/-	<b>Rs.27000/-</b>
2	Regularization charges vide DD No.508292 dt:18.1.2019 (IOB)	13262.00sqm	Rs.30 /- per sqm	<b>Rs.3,97,860/-</b>
3.	Land conversion charges vide DD No.508291 dt:18.1.2019 (IOB)	13262.00sqm	Rs.75/- per sqm	<b>Rs.9,94,650/-</b>
4.	OSR charges vide DD No.508294 dt:18.1.2019 (IOB)	1326.20sqm (or) 14,270sq.ft	Rs.160/- per sqft	<b>Rs.22,83,200/-</b>

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-rinciple 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, Puducerry vide reference No.F-20.1/VCP/2018-19/Rev. dated; 13.12.2018 (Gift Deed No. 25152/2018 dated;06.12.2018.

Yours faithfully

01/11/18

(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.

....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"