

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

No.PPA / 624 / 678 /PPA/Z(VCP/Layout/IP-APP)/2019

Dated:

31 JAN 2019

To

1. Thiru. R. Natarajan,
 2. Thiru. G. Sivakumar,
 3. Thiru. G. Ashokkumar,
 4. Tmt. G. Jothi,
 5. Thiru. R. Thanikachalam,
- No.4, Thengopura Street,
Villianur, Puducherry.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Anusha Garden Extension-II" at R.S. No. No.157/1, 157/2, 157/3, 157/5, 158/1pt, 158/2, 158/3, 158/4 & 162/2, Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **1. Thiru.R. Natarajan, 2. Thiru. G. Sivakumar, 3. Thiru. G. Ashokkumar, 4. Tmt. G. Jothi, 5. Thiru. R. Thanikachalam** – In-Principle Layout Frame Work Approval – issued - 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. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 26.03.2018.
4.This Authority's letter No.678/PPA/Z(VCP)/Layout/IP-APP)/2018/7732 dt:26.11.2018.
5. This Authority's letter No.678/PPA/Z(VCP/Layout/IP-APP)/2018/655, dt:25.01.2019.

With reference to your application dated 26.03.2018 for regularization of unapproved residential layout in the name of "Anusha Garden Extension-II" at R.S.No. 157/1, 157/2, 157/3, 157/5, 158/1pt, 158/2, 158/3, 158/4 & 162/2, 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		14328.00sqm
ii.	Total number of plots	113	11174.70sqm
iii.	Total Sold Plot	25	2198.78sqm
iv.	Total Unsold plot	88	8975.92sqm
v.	Area of road portion		3153.30sqm
vi.	O.S.R. Required	10% of unsold plot area	897.59sqm
vii.	Total O.S.R. Proposed	Nil	Nil

2. Details of payment made by the applicant:-

S.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Balance Scrutiny fee	88 Nos. of unsold Plots	Rs.500/-	Rs.44,000/- (Already paid Rs.46,000/- vide Receipt No. 223925 dt:26.03.2018) Balance = Nil
2	Regularization charges vide DD No.641737 dt:29.01.2019 (SBI)	8975.92sqm	Rs.30 /- per sqm	Rs.2,69,278/-
3.	Land conversion charges vide DD No.641735 dt:29.01.2019 (SBI)	8975.92sqm	Rs.75/- per sqm	Rs.6,73,194/-
4.	OSR charges vide DD No.641736 dt:29.01.2019 (SBI)	897.59sqm (or) (9658sq.ft)	Rs.64/- per sqft	Rs.6,18,112/-

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; 02.01.2019 (Gift Deed No. 26219/2018 dated;19.12.2018.

Yours faithfully

B.O/c
31/01/19
only
31/1/19
(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"