

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

No.PPA / 587 / 2050 & 2051 /PPA/Z(VCP/Layout/IP-APP)/2019

Dated:

To

13 0 JAN 2019

**Thiru. K. Palani,**  
No.79, IInd Main Road,  
Kaveri Nagar, Reddiyarpalayam,  
Puducherry – 605 010.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Muthu Kumaran Nagar" at R.S.No.30/2, Plot Nos. 6,47,48, 49,50,60,61,62,70,71,73,74,75,76,81,82,83,84,87,88,89,90,91 (9 plots as per sale document 2353/2014) & (14 plots as per sale document No.3130/2014), Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by Thiru.K. Palani – 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: 20.07.2018.  
4.This Authority's letter No.2050 & 2051/PPA/Z(VCP/Layout/IP-APP)/2018/8767, dt:28.12.2018.

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With reference to your application dated 20.07.2018 for regularization of unapproved residential layout in the name of "Muthu Kumaran Nagar" at R.S.No. 30/2, Plot Nos. 6,47,48, 49,50,60,61,62,70,71,73,74,75,76,81,82,83,84,87,88,89,90,91 (9 plots as per sale document 2353/2014) & (14 plots as per sale document No.3130/2014), 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; -

	Description	Nos.	Extent.(sq.m)
i.	Layout area		9,373.25-sqm
ii.	Total number of plots	(Total No of plots 91 Nos. Plots bearing Nos. 11 to 28 (18 plots) are excluded from this In-principle layout frame work approval. <b>Balance No. of plots are 73 Nos.</b>	7672.86-sqm
iii.	Total number of sold plot	50	5306.41-sqm
iv.	Total number of unsold plots	23	2366.45-sqm
v.	Area of road portion		1700.39-sqm
vi.	O.S.R. required	5.0% of unsold plots	118.32-sqm
vii.	Total OSR Provided		Nil

P.T.O.

2. Details of payment made by the applicant:-

S.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Scrutiny fee	23 Nos. of unsold Plots	Rs.500/-	Rs. 11,500/- (Already paid Rs.7000/- vide Receipt No.226548 dt: 20.07.18. & Rs.4500/- vide Receipt No.226549 dt: 20.07.18. Balance = Nil
2	Regularization charges vide DD No.043039 dt:30.1.2019 (Union Bank)	2366.45sqm	Rs.30 /- per sqm	Rs.70,994/-
3.	Land conversion charges vide DD No.043040 dt:30.1.2019 ((Union Bank)	2366.45sqm	Rs.75/- per sqm	Rs.1,77,484/-
4.	OSR charges vide DD No.043041 dt:30.1.2019 (Union Bank)	118.32 sqm ( 1274) sqft	Rs.160/- per sqft	Rs.2,03,840/-

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; 21.01.2019 (Gift Deed No. 637/2019 dated;11.01.2019.
8. Plots bearing Nos. 11 to 28 (18 Nos.) are excluded from this In-Principle layout frame work approval.

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.

....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"