

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

No.PPA / 869 / 760 /PPA/Z(VCP/Layout/IP-APP)/2019

Dated:

To

1. Tmt. Siamala Devi
2. Thiru. Gogulan Kannan,
3. Tmt. Umarani Kannan,

Represented by Power Agent
Thiru. C. Karthikeyan,
No. 8, Odiampet Main Road,
Villianur, Puducherry

8 FEB 2019

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of **"Sri Vishweshwari Nagar"** at R.S. No. 164/3, 164/4, 174/1, 174/2A, 174/2B, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by 1. Tmt. Siamala Devi, 2. Thiru. Gogulan Kannan 3.Tmt. Umarani Kannan represented by Power Agent **Thiru. C. Karthikeyan** – 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: 03.04.2018.
4.This Authority's letter No.760/PPA/Z(VCP/Layout/IP-APP)/2018/8342 dt:10.12.2018.
5.This Authority's letter No.760/PPA/Z(VCP/Layout/IP-APP)/2019/1101, dt:05.02.2019.

With reference to your application dated 03.04.2018 for regularization of unapproved residential layout in the name of **"Sri Vishweshwari Nagar"** at R.S. No. 164/3, 164/4, 174/1, 174/2A, 174/2B, 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		20871.14
ii.	Total number of plots	147	16966.88
iii.	Total Sold Plot	125 & 117pt	14125.13
iv.	Total Unsold plot	21 & 117pt	2841.75
v.	Area of road portion		3812.66
vi.	O.S.R. Required	5% of unsold plot area	142.08
vii.	O.S.R. Proposed	Nil	91.60
viii.	OSR still required		50.48

2. Details of payment made by the applicant:-

SI.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Scrutiny fee vide DD No.365201 dt:3.4.2018 (Indian Bank)	21 & 117pt (22 Nos. of unsold plots)	Rs.500/-	(Already paid Rs.11,000/- vide Receipt No.224109 dt:03.04.2018) Balance = Nil
2	Regularization charges vide DD No.131650 dt:6.2.2019 (IndianBank)	2841.75sq.m	Rs.30 per sq.m	Rs. 85,253/-

3.	Land conversion charges vide DD No.131645 dt:6.2.2019 (Indian Bank)	2841.75sq.m	Rs.75 per sq.m	Rs.2,13,132/-
4.	OSR 5% required	142.08sq.m	-	---
5.	OSR proposed	91.60sq.m	-	---
6.	Balance OSR charges vide DD No.131644 dt:06.02.2019 (Indian Bank)	50.48 sq.m (544 sq.ft)	Rs. 210 per sq.ft	Rs. 1,14,240/-

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. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No. 677./PW/EEI/DB/C-19/2018-19 dated 25.05.2018, shall be strictly adhered to (Copy enclosed).
8. The applicant shall fulfill to condition as prescribed in the NOC, which was issued by the Executive Engineer, Electricity Department, Vide No.2674/ED/EE-R(N)/TECH/F.TO/2018-19 dt:03.08.2018.
9. Road portions have been handed over to Commissioner, Villianur commune Panchayat, Puducerry vide reference No.F-20.1 /VCP/2018-19/Rev dated; 21.12.2018 (1. Gift Deed No.26307/2018 dated: 20.12.2018 & 2. Deed No. 706/2019 dated: 22.01.2019.

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
2. The Sub Registrar,
Office of the Sub Registrar
Puducherry

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

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