

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No.PPA / 2055 / 1254 /PPA/Z(VCP/Layout/IP-APP)/2020

Dated:

5 MAY 2020

To

- 1 Thiru. Elumalai
- 2 Tmt. Dhanalatchumy
- 3 Thiru. Rajagopal
- 4 Thiru. Venkatachalam
- 5 Thiru. Purushothaman S/o. Deivanayagam
- 6 Thiru. Vaithialinga Mudaliar S/o. Natesa Mudaliar
- 7 Thiru. Rangasamy S/o. Thanikachalam
- 8 Thiru. Gunasekaran S/o. Thanigachalam
- 9 Thiru. Thulasingham
- 10 Thiru. Gunasekaran
- 11 Thiru. Rangasamy
- 12 Thiru. Subramanian S/o. Narayanasamy
- 13 Thiru. Mannathan
- 14 Thiru. Govindan & Muthandavan
- 15 Thiru. Ganesan S/o. Ramakrishnan
- 16 Tmt. Ranjitham
- 17 Thiru. Ramanunjam S/o. Periyasamy
- 18 Thiru. Ravi S/o/ Ramanunjam
- 19 Thiru. Latchumanan S/o. Adimoolam
- 20 Thiru. Venkatesaperuma S/o. Latchumanan
- 21 Thiru. Poorani Ammal W/o. Thiruvengadam
- 22 Thiru. Kothandapani S/o. Thiruvengada Counder
- 23 Thiru. Seenuvasan S/o. Kothandapani
- 24 Thiru. Sadasivam S/o. Seenuvasan
- 25 Thiru.Visvanathan @ Jayaraman S/o. Ranganathan
- 26 Thiru. Ramajayam S/o. Periyasamy
- 27 Thiru. Kumaravel S/o. Ramanunjam
- 28 Thiru. Govindasamy S/o. Periyasamy
- 29 Tmt. Mangalatchumy
- 30 Thiru. Balasubramanian @ Sadagopan
- 31 Tmt. Poorani Ammal W/o. Thiruvengadam
- 32 Thiru. Thangavel Counder S/o. Kuppusamy
- 33 Thiru. Seenuvasan
- 34 Thiru. Aravamuthan
- 35 Thiru. Seenuvasan S/o. Kothandapani
- 36 Tmt. Gunavathy W/o. Rajaram
- 37 Thiru. Govindan
- 38 Thiru. Mannathan S/o. Natesan
- 39 Tmt. Pakkiam
- 40 Tmt. Latchumy
- 41 Tmt. Sarasu
- 42 Thiru. Rajaram
- 43 Thiru. Sivalingam
- 44 Tmt. Chakaravarthi
- 45 Thiru. Periyasamy S/o. Jayaraman
- 46 Thiru. Vazhumuni
- 47 Thiru. Azhagappan

Represented by Power Agent
Thiru. Vimaladithan & Others,
No.90, 2nd Cross Street,
Diamond Nagar, Moolakulam,
Puducherry – 10.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Raj Garden" at R.S. No.3/3, 4/1,4/2,4/3,4/4,4/5, 5/1,5/2A,5/2B,5/3,5/4,5/5,7/1,7/2, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Thiru. Vimaladithan & Others** – In-Principle Layout Frame Work Approval – issued - Reg.

mly
5/5/2020

- 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: 21.05.2018.
4. This Authority's letter No.1254/PPA/Z(VCP/Layout/IP-APP)/2018/8797, dt:08.01.2019.
5. This Authority's letter No.1254/PPA/Z(VCP)/Layout/2019/1361 dt:16.03.2020.

With reference to your application dated 21.05.2018 for regularization of unapproved residential layout in the name of "Raj Garden" at R.S.No.3/3,4/1,4/2,4/3,4/4,4/5, 5/1,5/2A,5/2B,5/3,5/4,5/5,7/1,7/2, 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		86228.00sqm
ii.	Total number of plots	578	66616.87sqm
iii.	Plots sold	514	58714.44sqm
iv.	Unsold plots	64	7902.43sqm
v.	Area of road portion		18897.19sqm
vi.	O.S.R. required	5% of unsold plot area	395.12sqm
vii.	O.S.R. proposed		713.94sqm

2. Details of payment made by the applicant:-

S.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Balance Scrutiny fee	578 (514 plots sold) (64 Nos. of unsold plots)	Rs.500/-	Rs.32,000/- (Already paid Rs.32,000/- vide Receipt No. 225224 dt:21.05.2018 Balance = Nil)
2	Regularization charges vide DD No.471014 dt:31.03.2020 (UCO Bank)	7902.43sq.m	Rs.30/- per sq.m	Rs.2,37,073/-
3.	Land conversion charges vide DD No.471015 dt:31.03.2020 (UCO Bank)	7902.43sq.m	Rs.75/- per sq.m	Rs.5,92,683/-
4.	OSR 5% required	395.12sq.m	-	Nil
5.	OSR proposed	713.94sq.m	-	Nil

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-principle Layout Frame Work approval is issued and the Puducherry Planning Authority shall be indemnified.

(Handwritten signature)

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Dated:

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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, Puducherry vide reference No.20-1/VCP/2019-2020/AE/JE-1, Villianur dt:02.01.2020.
8. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.

Yours faithfully

e/c
5/5/2020
mly 5/5/2020
(M. KANBAR 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.

....for kindly information.

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. Nodal Officer,
Puducherry Real Estate Regulatory Authority,
Puducherry

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