

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

No.PPA / 132 / 231 / PPA/Z(VCP/Layout/IP-APP)/2020

Dated:

To

Thiru. Vishnu Raman & Tmt. Divya,
No.4, 9th Cross street,
Ilango Nagar, Puducherry -11.

8 JAN 2021

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Sree Ram Nagar" situated at R.S. No.149/4, 150/4/B/4, 150/4/D, 150/4/B/5, 152/2/A/1, 153/3, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Thiru. Vishnu Raman & Tmt. Divya** - 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 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 05.02.2018.
4. This Authority's letter No.231/PPA/Z(VCP/Layout/IP-APP)/2020/9145 dt:06.08.2020.
5. This Authority's letter No.231/PPA/Z(VCP/Layout/IP-APP)/2020/11903 dt:27.11.2020.

With reference to your application dated 05.02.2018 for regularization of unapproved residential layout in the name of "Sree Ram Nagar" at R.S. No.149/4, 150/4/B/4, 150/4/D, 150/4/B/5, 152/2/A/1, 153/3, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following conditions:-

Area details; -

Sl. No	Description	Nos.	Extent
i.	Layout area	-	27,974.16sq.m
ii.	Total number of plots	117	20,623.78sq.m
iii.	Total sold plots	1	111.63sq.m
iv.	Total unsold plots	116	20,534.40sq.m
v.	Area of road portion	-	5594.40sq.m
vi.	Transformer yard area	-	30.00sq.m
vii.	O.S.R. required	10%	2053.44sq.m
viii.	O.S.R. Proposed	Nil	1703.73sq.m
ix.	O.S.R. still required	-	349.71sq.m

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee Receipt No.222815 dt: 05.02.2018 No. 260926 dt:01.12.2020	117 (1 plots sold) (116 Nos. of unsold plots)	Rs.500/-	Rs.58,500 (Already paid Rs.10,500/-) Balance=48,000/-
2.	Regularization charges vide DD No.086469 dt:30.11.2020 (AXIS Bank)	20534.40sq.m	Rs.30/- per sq.m	Rs.6,16,032/-
3.	Land conversion charges vide DD No.086471 dt:29.11.2020 (AXIS Bank)	20534.40sq.m	Rs.75/- per sq.m	Rs.15,40,080/-
4.	OSR 10% required	2053.44sq.m	-	-
5.	O.S.R. Proposed	1703.73 sq.m	-	-
6.	OSR charges vide DD No.086472 dt:29.11.2020 (AXIS Bank)	349.71sq.m (or) 3764sqft	Rs. 350 /- per sqft	Rs.13,17,400/-

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.
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 at the rate of 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, Transformer and OSR land portions have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry vide reference No.F-20.1/VCP/2020-21/JE(M)/510 dt: 16.11.2020.
8. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.



Yours faithfully,

06/11/2020
7.11.21
(V. BHUVANESWARAN)
MEMBER SECRETARY

Encl One copy of layout of "In-Principle Layout Frame Work Approval". *0/2 7/1*

Copy for kind information to:

1. The Chief Town Planner,
Town and Country Planning Department,
Puducherry.
2. The Member,
Puducherry Real Estate Regulatory Authority,
Puducherry.
3. The Director,
Directorate of Survey and Land Records, Puducherry.
4. The Commissioner,
Villianur Commune Panchayat, Puducherry.
5. The Sub Registrar,
Office of the Sub Registrar, Puducherry.