

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

No.PPA/ 977 /19/Z(VCP/UNAPPROVED LAYOUT/IP-APP)/2020-22

Date:

To

**Thiru.K.Dinesh Kumar, power agent of
Thiru.A. Kamaleshkumar & Thiru.A.Aravindkumar,**
No.280, Kamaraj Street,
Villupuram.

13 JUN 2022

Sir,

Sub: Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of **"M/s.Green City"** situated at **R.S.No.6pt, 8, 10,** Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry-Reg.

Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017,
2. G.O.Ms.No.2/2018-Hg, dt:23.2.2018, G.O.Ms.No.04/2018-Hg, dt:26.06.2018 &
G.O.Ms.No.16/2018-Hg, dt:12.12.2018.
3. Your application, dated 02.01.2020.

With reference to your application dated 02.01.2020 for regularization of unapproved residential layout in the name of **"M/s.Green City" at R.S.No.6pt, 8, 10,** Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry **"In-principle layout frame work approval"** is hereby accorded for the said layout subject to the following:

(1) Area Details:-

Sl. No.	Description	Nos.	Extent (sqm)
i	Layout area		86,377.75
ii	Total number of plots	495	60,276.71
iii	Total sold plots	153	19,005.69
iv	Total unsold plots	342	41,271.02
v	Area of road portion		18,764.43
vii	O.S.R. handed over to Villianur Commune Panchayat		7,336.61

(2) Details of payment made by the applicant:-

Sl.No.	Details	Extent (Sq.m)	Rate per (sq.m/Plot)	Amount
1	Scrutiny fee	495 (153-Sold plots) (342-unsold plots)	Rs.500/-	Rs.1,71,000/-
2	Regularization charges vide DD No.774898 dt:09.06.2022 (State Bank of India)	41,271.02	Rs.30/-	Rs.12,38,131/-
3	Land conversion charges vide DD No.774899 dt:09.06.2022 (State Bank of India)	41,271.02	Rs.75/-	Rs.30,95,327/-
4	O.S.R. handed over to Villianur Commune Panchayat	7,336.61		Nil

(3) Conditions:-

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, Villianur Commune Panchayat, payable at Puducherry.
7. Road portion and OSR have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry vide gift deeds No.10711 dt:15.06.2021 & No.6389 dt:04.03.2022 and NOC offered vide letter No.20.24/VCP/2021-22/JE(O)/107 dated:17.06.2021.
8. The conditions stipulated by Electricity Department in their letter No.5755/ED/EE-R(N)/TECH/F.TO/2020-21 dt: 23.02.2021 shall be strictly adhered to. The undertaking as per affidavit dt:08.02.2022 stating that plot No.380 will be sold only after shifting the electricity line running over the said plot, shall be strictly adhered to.
9. This approval is issued based on the opinion of O/o Sub -Collector (Rev) South vide Letter No.5259/SCRS/B7/PPA/2020/2251 dt:07.10.2020.
10. The earlier composite approval for Layout with buildings issued vide No.PPA/2163/426/Z(SB/2)/2009 -11 dt:07.12.2011 expired on 06.12.2014 and this in-principle layout framework approval for regularizing the unsold plot in this layout is issued vide this order subject to the conditions.
11. The layout should be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Yours faithfully,

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up
only
13/6/2022
(M.KANDAR SELVAN)
MEMBER SECRETARY

Encl: One copy of layout of "In-Principle Layout Frame Work Approval".

Copy for kind information to:

1. The Chief Town Planner,
Town and Country Planning Department,
Puducherry.
2. The Nodal Officer,
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,
Villianur, Puducherry.