

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

No. 398/PPA/Z(VCP/Layout/IP-APP)/2018/ P.No. 647

Dated:

**-7 MAY 2018**

To

Thiru.C.Karthikeyan,  
No.8, Main road,  
Odiampet, Villianur,  
Puducherry.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Sri Madabhuaneswari Nagar" at R.S.No.106/2, 107/1A/1, 107/1A/2, 107/1Bpt & 111/1pt, 7pt, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry promoted by Thiru.C.Karthikeyan – 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. Your application dated;22.01.2018  
3.This Authority's letter No.398/PPA/Z(VCP/Layout/IP-APP)/2018/2707, dated;3.05.2018.

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With reference to your application dated; 22.01.2018 for regularization of unapproved residential layout in the name of "Sri Madabhuaneswari Nagar" at R.S.No.106/2, 107/1A/1, 107/1A/2, 107/1Bpt & 111/1pt, 111/7pt, 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.

1. Area details; -

Sl. No.	Description	Nos.	Extent.(sqm)
i.	Layout area		11257.24
ii.	Total number of plots	58	8952.43
iii.	Plots sold	21 + 2 half	3577.34
iv.	Unsold plots	35 + 3 half	5375.09
v.	Area of road portion,		2304.81
vi.	O.S.R. proposed		Nil

2. Details of fees ;-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Regularization charges	5375.09	30	₹.161253
2.	Land conversion charges	5375.09	100	₹.537509
3.	OSR charges	537.51	220 per sqft (avg)	₹.1272394
4.	Scrutiny fee			₹.19000

3. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No.149/PW/EEI/DB/C-19/2018-19/1403, dated 16.04.2018, shall be strictly adhered to (Copy enclosed).

-2/-

4. The Layout promoter should open out the compound wall at the end of the roads to provide access to the neighboring lands.
5. 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.
6. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
7. 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.,
8. 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.
9. 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.
10. Unsold plots in the Layout shall be sold and registered only after remittance of road development charges @ ₹.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.
11. Road portions, has been handed over to Commissioner, Villianur commune Panchayat, Puducerry vide reference No.F.No.20.1/VCP/2018-19 dated ; 02.05.2018 (Gift Deed No.8258 dated; 30.04.2018)



Yours faithfully

*57105110*  
MEMBER SECRETARY/c

**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"

3. The Director,  
Directorate of Survey and Land records,  
Puducherry.

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

4. The Executive Engineer,  
Irrigation Division,  
Public Works Department, Puducherry

....for information