

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

No.PPA / 3491 / 1012 / PPA/Z(VCP/Layout/IP-APP)/2020

Dated:

22 JUL 2020

To

1. **Thiru. Venkatesan,**
No.95, Easwaran Koil Street,
Puducherry – 605 001.

2. **Thiru. Kaliapermal,**
No.95, Easwaran koil Street,
Puducherry – 605 001.

Represented by Power Agent
Thiru. K. Guberan,
S/o. Thiru. T. Kaliaperumal Chettiar,
No.95, Easwaran Koil Street,
Puducherry – 605 001.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of “**Padmavathi Nagar**” situated at R.S. No.65/1,2,6,7, 66/3,4, 98/2,8,9,12,13,14,15,17,18, 99/3,4,5,6,8,10,11,13,14, 103/2,3 and 104/1,4,7,8,9,10,12, Thuthipet Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Thiru. K. Guberan** – 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: 26.04.2018.
4. This Authority's letter No.1012/PPA/Z(NCP/Layout/IP-APP)/2019/681, dt:12.02.2020.
5. This Authority's letter No.1012/PPA/Z(VCP)/Layout/IP-APP/2020/3625 dt:07.07.2020.

With reference to your application dated 26.04.2018 for regularization of unapproved residential layout in the name of “**Padmavathi Nagar**” at R.S. No.65/1,2,6,7, 66/3,4, 98/2,8,9,12,13,14,15,17,18, 99/3,4,5,6,8,10,11,13,14, 103/2,3 and 104/1,4,7,8,9,10,12, Thuthipet 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	-	58567.34sq.m
ii.	Total number of plots	481	44148.65sq.m
iii.	Total sold plots	257	22681.72sq.m
iv.	Total unsold plots	221	21466.93sq.m
v.	Area of road portion	-	13170.88sq.m
vi.	Transformer yard area	3 nos (226,269,425)	152.25sq.m
vii.	O.S.R. Proposed	-	1095.56sq.m
viii.	O.S.R. required	5%	1073.35sq.m

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee	(257 plots sold) (221 Nos. of unsold plots)	Rs.500/-	Rs.1,10,500/- (Already paid Rs.1,16,500/-) Balance=Nil
2.	Regularization charges vide DD No.165981 dt:10.07.2020 (South Indian Bank)	21466.93sq.m	Rs.30/- per sq.m	Rs.6,44,008/-

3.	Land conversion charges vide DD No.165976 dt:10.07.2020 (South Indian Bank)	21466.93sq.m	Rs.75/- per sq.m	Rs.16,10,020/-
4.	Transformer yard area	152.25sq.m	-	-
5.	OSR proposed	1095.56sq.m	-	-
6.	OSR 5% required	1073.35sq.m	-	-

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 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 affidavit for compliance of Rules / Regulations of Commune Panchayat Act submitted by the promoter dt 19/11/2019 as cited in the Reference of the letter No.F.No.20-1/VCP/Rev/2019-20 dt 19.11.2019 shall be strictly complied by the applicant.
8. Road portions, has been handed over to Commissioner, Villianur Commune Panchayat, Puducherry vide reference No.F-20.1/VCP/2019-20/JE(O)/144 dated 16.06.2020.
9. 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

(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.

....for kind 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. Director,
Directorate of Survey and Land Records, Puducherry.

....for kind information.

4. Nodal Officer,
Puducherry Real Estate Regulatory Authority,
Puducherry.

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

5. The Superintending Engineer – III
Electricity Department,
Puducherry.

....for kind information.