

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

No.PPA/ 167 66/Z(VCP/Layout/IP-APP)/2020- 22/

Dated:

To  
**Tmt.Teeta Krishnamurthy,**  
No.18, Subramaniyar Street,  
Thillai Nagar, Villianur,  
Puducherry - 605 110.

19 JUL 2022

Madam,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of **"THIRUCHENTUR MURUGAN NAGAR"** situated at R.S. No.52/1pt, 53/3pt, 53/4pt & 53/6pt, Mangalam Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Tmt. Teeta Krishnamurthy** – In-Principle Layout Frame Work Approval – issued - 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 23.02.2018.  
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 06.01.2020  
4. This Authority's letter No.66/PPA/Z(NCP/Layout/IP-APP)/2022/2004 dt:06.05.2022.  
5. This Authority's letter No.66/PPA/Z(NCP)/Layout/IP-APP/21-2022/2881 dt:04.07.2022.

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With reference to your application dated 06.01.2020 for regularization of unapproved residential layout in the name of **"Thiruchentur Murugan Nagar"** situated at **R.S. No.52/1pt, 53/3pt, 53/4pt, 53/6pt, Mangalam 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
i.	Layout area	-	5824.00sqm
ii.	Total number of plots	22 + 21 = 43	4945.20sqm
iii.	Total sold plots	22	2608.89sqm
iv.	Total unsold plots	21	2336.31sqm
v.	Area of road portion	-	878.80sqm
vi.	O.S.R. required	5%	116.82sqm
vii.	O.S.R. Proposed	-	Nil

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	43 (22 plots sold) (21 Nos. of unsold plots)	Rs.500/-	Rs.10,500/- (Already paid Rs.10,500/-) Balance = Nil
2.	Regularization charges	2336.31sq.m	Rs.30/- per sq.m	Rs.70,089/- Paid vide DD No.951725 dt:01.07.2022 (Canara Bank)
3.	Land conversion charges	2336.31sq.m	Rs.75/- per sq.m	Rs.1,75,223/- Paid DD No.951726 dt:04.07.2022 (Canara Bank)
4.	OSR 5% required	116.82sq.m	-	-
5.	OSR proposed	Nil	-	-
6.	OSR charges @ the rate of GLR of the corresponding R.S. No. 53/3,4,6	116.82sq.m (or) 1257 sq.ft	Rs. 160/- per sqft	Rs.2,01,120/- Paid vide DD No.951727 dt: 04.07.2022 (Canara Bank)

**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, concerned Commune Panchayat, payable at Puducherry.
7. Road, OSR, Transformer yard portions have been handed over to Commissioner, Nettapakkam Commune Panchayat, Puducherry as confirmed vide reference F.No.20-1 /VCP/2022-2023/JE(M) dated 14.06.2022(Gift deed No.17025 dated 07.06.2022)
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,

7/14/22  
(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 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, Bahour, Puducherry.