

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

No.PPA/ 1164/7716/Z(VCP/Layout/IP-APP)/2019- 22/

Dated: 18 AUG 2022

To

Thiru.P.Vaithiyanathan,
No.1, 1st Street, Srithar Nagar,
Ariyankuppam,
Puducherry - 605 007.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "SRI ANNAI NAGAR" situated at R.S. No.109/9, 109/10pt, Mangalam Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by Thiru.P.Vaithiyanathan, – 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: 29.03.2019
4. This Authority's letter No.7716/PPA/Z(VCP/Layout/IP-APP)/2022/1691 dt:20.04.2022.
5. This Authority's letter No.7716/PPA/Z(VCP)/Layout/IP-APP/2022/3035 dt:15.07.2022.

With reference to your application dated 29.03.2019 for regularization of unapproved residential layout in the name of "SRI ANNAI NAGAR" situated at R.S. No.109/9, 109/10pt, 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	-	2782.65sqm
ii.	Total number of plots	20	2303.92sqm
iii.	Total sold plots	8	783.88sqm
iv.	Total unsold plots	12	1520.04sqm
v.	Area of road portion	-	476.47sqm
	Corner Splay	-	2.26sqm
vi.	O.S.R. required	5%	152.00sqm
vii.	O.S.R. Proposed	Nil	-

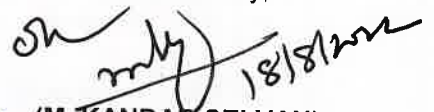
2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	20 (8 plots sold) (12 Nos. of unsold plots)	Rs.500/-	Rs.6,000/- (Already paid Rs.6,000/-) Balance = Nil
2.	Regularization charges	1520.04sq.m	Rs.30/- per sq.m	Rs.45,601/- Paid vide DD No.143686 dt:21.07.2022 (City Union Bank Ltd.) drawn in favour of CTP, TCPD.
3.	Land conversion charges	1520.04sq.m	Rs.75/- per sq.m	Rs.1,14,003/- Paid vide DD No.143688 dt:21.07.2022 (City Union Bank Ltd.) drawn in favour of CTP, TCPD.
4.	OSR 5% required and Transformer yard	152sq.m (or) 1636sq.ft	Rs.39/- per sq ft	Rs.63,804/- Paid vide DD No.143687 dt:21.07.2022 (City Union Bank Ltd,) drawn in favour of The Commissioner, VCP.,

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, Villianur Commune Panchayat, Puducherry as confirmed vide reference F.No.20-1/VCP/2022-23/JE(M) dated 22.06.2022 (Gift deed No.16996 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,


(M. KANDAR SELVAN)
MEMBER SECRETARY
14/8/22
7/14 9/L

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, Villianur,
Puducherry.