

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

No.PPA / 1309 / 756/PPA/Z(VCP/Layout/IP-APP)/2018-22

Dated: 11 OCT 2022

To

1. Thiru. R. Kalivaradhan @ Kaliyavaradhan,  
i. Tmt. Jothi,  
ii. Thiru. Sivakumar, } Represented by P/A. Thiru. J. Vengadesan and self  
iii. Asokkumar,  
Nagoor Street,  
Koodapakkam, Puducherry.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Sri Chandramouleeswarar Nagar" situated at R.S. No.156/7pt,158/1pt,158/2pt,158/3pt,158/4pt, Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by Thiru. R. Kalivaradhan @ Kaliyavaradhan and Others - 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: 03.04.2018.

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With reference to your application dated 03.04.2018 for regularization of unapproved residential layout in the name of "Sri Chandramouleeswarar Nagar" at R.S. No.156/7pt,158/1pt,158/2pt,158/3pt,158/4pt, 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
i.	Layout area		3167.06sqm
ii.	Total number of plots	27	2771.62sqm
iii.	Total sold plots	7	743.21sqm
iv.	Total unsold plots	19	1990.03sqm
v.	Area of road portion	-	390.94sqm
	Corner splay		4.5sqm
vi.	O.S.R. required	10%	199.00sqm
vii.	O.S.R. Proposed (Transformer yard Plot No.24)	1	38.38sqm

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	27 (7 sold plots) (19 Nos. of unsold plots)	Rs.500/-	Rs.9,500/- (Already paid Rs.9,500/-) Balance = Nil
2.	Regularization charges	1990.03sq.m	Rs.30/- per sq.m	Rs.59,701/- Paid vide DD No.341473 dt:21.10.2022 drawn in favour of Chief Town Planner, Town and Country Planning Department
3.	Land conversion charges	1990.03sq.m	Rs.75/- per sq.m	Rs.1,49,252/- Paid vide DD No.341472 dt:21.10.2022 drawn in favour of Chief Town Planner, Town and Country Planning Department
4.	O.S.R. Charges (OSR Required - OSR Proposed)	160.62sq.m or 1728.27 sq.ft	Rs.120/- per sq.ft	Rs.2,07,392/- Paid vide DD No.341476 dt:21.10.2022 drawn in favour of Commissioner, VCP

P.T.O

**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, portions have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry as confirmed vide reference F.No.20-1/VCP/2022-23/JE(O)/521 dated 06.09.2022.
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  
7/14 28/10/2028

**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 Secretary,  
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.