

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

No.PPA / 109 / 1779 /PPA/Z(VCP/Layout/IP-APP)/2019-23

Dated: -----

To

Tvl. K. Selvi & Santhi,
No.35, Madhakoil Street,
Villianur, Puducherry – 605 110.

20 MAR 2023

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of **"Arul Murugan Royal City"** situated at R.S. No.39/1pt, 39/3, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Tvl. K. Selvi & Santhi** – 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: 13.02.2019.
4. This Authority's letter No.1779/PPA/Z(VCP/UnApp-Layout)/2020/594 dt:29.01.2021, 29.06.2022 & 01.02.2023.

With reference to your application dated 13.02.2019 for regularization of unapproved residential layout in the name of **"Arul Murugan Royal City"** at R.S. No.39/1pt, 39/3, Thirukanchi 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	-	3929.53sqm
ii.	Total number of plots	33	2897.83sqm
iii.	Total sold plots	12	762.52sqm
iv.	Total unsold plots	21	2135.31sqm
v.	Area of road portion	-	1029.44sqm
	Corner splay		2.26sqm
vi.	O.S.R. required	10%	213.53sqm
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	33 (12 sold plots) (21 Nos. of unsold plots)	Rs.500/-	Rs.10,500/- Reopening (Already paid Rs.1,500/- paid vide receipt No.225074 dt:19.01.2023.) Rs.9000/- Paid vide receipt No.225088 dt:06.02.2023.
2.	Regularization charges	2137.57sq.m	Rs.30/- per sq.m	Rs.64,128/- Paid vide DD No.494191 dt:18.01.2023 drawn in favour of Chief Town Planner, Town and Country Planning Department
3.	Land conversion charges	2137.57sq.m	Rs.75/- per sq.m	Rs.1,60,318/- Paid vide DD No.494190 dt:18.01.2023 drawn in favour of Chief Town Planner, Town and Country Planning Department
4.	O.S.R. Charges	213.76sq.m (2301 sq.ft)	Rs.200/- per sq.ft	Rs.4,60,200/- Paid vide DD No.494189 dt:18.01.2023 drawn in favour of 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 portions have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry as confirmed vide reference F.No.20-1/VCP/2020-21/JE(O)/783 dated 22.03.2021.
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

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.