

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

No.PPA/229/5905/Z(VCP/Layout/IP-APP)/2019- 23/

Dated: **9 JUN 2023**

To  
Thiru. J. Selvanathan,  
No. 26, Mariamman Koil Street,  
Urvaiyaru,  
Puducherry - 605 110.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "OM Guru Sri Jayaram Nagar" situated at R.S. No. 60/2Apt, Urvaiyaru Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Thiru.J.Selvanathan** – 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: 27.03.2019  
4. This Authority's letter No.5905/PPA/Z(VCP/Layout/IP-APP)/2019-22/4571 dt:17.11.2022.  
5. This Authority's letter No.5905/PPA/Z(VCP/Layout/IP-APP)/2019-23/1064 dt:30.03.2023.

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With reference to your application dated 27.03.2019 for regularization of unapproved residential layout in the name of "OM Guru Sri Jayaram Nagar" situated at R.S. No. 60/2Apt, Urvaiyaru 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:-

<b>Sl. No</b>	<b>Description</b>	<b>Nos.</b>	<b>Extent</b>
1.	Total Layout area (as per Legal opinion)	-	17593.00 sq.m
2.	Total layout area (as per site condition)		16444.29 sq.m
3.	Total area of plots	104	11459.17 sq.m
4.	Total area of sold plots	90	9911.28 sq.m
5.	Total area unsold plots	14	1547.89 sq.m
6.	Area of road portion	-	4946.37 sq.m
7.	Transformer Yard Area		38.76 sq.m
8.	O.S.R. required	5%	77.39 sq.m
9.	O.S.R. Still required	-	38.63sq.m

2. Details of payment made by the applicant:-

<b>Sl. No.</b>	<b>Details</b>	<b>Extent</b>	<b>Rate in Rupees</b>	<b>Amount in Rupees</b>
1.	Scrutiny fee	104 (90 sold plots) (14 Nos. of unsold plots)	Rs.500/-	Rs.7,000/- (Already paid Rs.7,000/-) Balance = Nil
2.	Regularization charges	1547.89 sq.m	Rs.30/- per sq.m	Rs.46,437/- Paid vide DD No.205153 dt:03.05.2023 (State Bank of India )
3.	Land conversion charges	1547.89 sq.m	Rs.75/- per sq.m	Rs.1,16,092/- Paid vide DD No.205154 dt:03.05.2023 (State Bank of India )
4.	OSR required	77.39sq.m	-	-
5.	OSR Provided (Transformer Yard Area)	38.76 sq.m	-	-
6.	O.S.R. Still required OSR charges @ the rate of GLR of the corresponding R.S.No.60/2Apt	38.63 sq.m (or) 394.14 sqft	Rs.220/- per sqft	Rs.86,711/- Paid vide DD No.205156 dt:04.05.2023 (State Bank of India )

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)/1077 dated 06.03.2023 (Gift deed No.5041 dated 20.02.2023).
8. **The plot Nos.39,45 & 46 for owners use (Not to be sold out, since, the plots fall under EHV line corridor and to be kept vacant).**
9. 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,  
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.