

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

No.PPA/34/7253/Z(VCP/Layout/IP-APP)/2019- 23/

Dated: **4 SEP 2023**

To

**Tvl. 1.T.TILLAI COVINDANE, 2.T.ALAMELOUMANGAI,
No.230, 4th Main Road., Mahaveer Nagar,
Lawspet, Puducherry-08.**

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of “**THILLAI NAGAR**” situated at R.S. No.74/1, 69/13pt, Urvuviyaru Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Tvl. 1.T.TILLAI COVINDANE, 2.T.ALAMELOUMANGAI**, – 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.7253/PPA/Z(VCP/Layout/RUL)/2019-23/2468 dt:13.07.2023.
5. This Authority's letter No.7253/PPA/Z(VCP)/Layout/RUL/2019-23/2910 dt:28.08.2023.

With reference to your application dated 29.03.2019 for regularization of unapproved residential layout in the name of “**THILLAI NAGAR**” situated at **R.S. No.74/1, 69/13pt, Urvuviyaru 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	-	22,502.18sqm
ii.	Total number of plots	166	18,729.29sqm
iii.	Total sold plots	79	8373.76sqm
iv.	Total unsold plots	87	10,355.53sqm
v.	Deleted plot	1 (P.No.152)	92.96sq.m
vi.	Area of road portion + Corner Splay Area	-	3632.38sqm
vii.	Transformer yard including Corner Splay Area	-	47.55 sq.m
viii.	O.S.R. required	-	988.35sqm
ix.	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	166 (79 sold plots) (87 Nos. of unsold plots)	Rs.500/-	Rs.43,500/- (Already paid Rs.43,500/-) Balance = Nil
2.	Regularization charges	10,358.91sq.m	Rs.30/- per sq.m	Rs.3,10,768/- ✓ Paid vide DD No.503118 dt:25.08.2023 (ICICI Bank) drawn in favour of CTP, TCPD.
3.	Land conversion charges	10,358.91sq.m	Rs.75/- per sq.m	Rs.7,76,919/- ✓ Paid vide DD No.503119 dt:25.08.2023 (ICICI Bank) drawn in favour of CTP, TCPD.
4.	OSR 10% required and Transformer yard	988.35sq.m (or) 10,635 sq.ft	Rs.62/- per sq ft	Rs.6,59,370/- ✓ Paid vide DD No.787048 dt:03.08.2023 (Indian Bank) 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. The notarized Affidavit submitted vide dated:27.08.2023 for merged plots shall be strictly adhered to:-
 - a. Plot No.147 & 148 has been merged as a single plot and numbered as 148.
 - b. Plot No.155 & 156 has been merged as a single plot and numbered as 155.
 - c. Plot No.157 & 168 has been merged as a single plot and numbered as 168.
8. Road, OSR, Transformer yard portions have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry as confirmed vide reference F.No.20-1/VCP/JE(M)/AE/2023-24/W dated:22.08.2023. (Gift deed No.25192 dated 17.08.2023).
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,
4/9/23
(M. KANDAR SELVAN)
MEMBER SECRETARY

Encl : One copy of layout of "In-Principle Layout Frame Work Approval".

Copy to:-

1. The Chief Town Planner,
Town and Country Planning Department,
Puducherry.
2. The Chairman,
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.