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PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No.PPA / **249** / 362 /PPA/Z(VCP/Layout/IP-APP)/2020-2024

Dated:

11 JUL 2024

To

Tvl. 1. T. Murugan and 2. S. Gunalan,
No. 18, Nehru Street,
Muthulingapet, Puducherry-605008.

Sirs,

Sub: PPA - Regularization of unapproved residential layout in the name of "**Sree Jaya Krishna Nagar**" situated at R.S. No.182/2, 183/2, 184/1, 185/1, 185/7, 185/8, 185/10, 185/11, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry - 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: 21.01.2020.
4. This Authority's letter No. 362/PPA/Z(VCP/Layout/IP-APP)/2020-2024/1783, dt:27.06.2024.

With reference to your application dated 21.01.2020 for regularization of unapproved residential layout in the name of "**Sree Jaya Krishna Nagar**" situated at **R.S. No.182/2, 183/2, 184/1, 185/1, 185/7, 185/8, 185/10, 185/11, Odiampet 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	-	21731.27 sq.m
ii.	Total number of plots	155	17195.30 sq.m
iii.	Total sold plots	105 _{1/2}	11138.92 sq.m
iv.	Total unsold plots	49 _{1/2}	5817.74 sq.m
v.	Area of road portion	-	4535.97 sq.m
vi.	O.S.R. required @ 5% of unsold plot area	-	290.89 sq.m
vii.	O.S.R. proposed	3	238.64 sq.m
viii.	O.S.R. still required.	-	52.25 sq.m

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent (sqm)	Rate per sq.m.	Amount
1	Scrutiny fee	155nos. (105 _{1/2} sold plots) (49 _{1/2} unsold plots)	₹500/- (per unsold plot)	₹25,000/- (₹25, 500/- paid vide receipt No.251406, dated 21.01.2021) Balance = Nil.
2	Regularization charges	5817.74sq.m	₹30/- per sq.m	₹1,74,533/- (paid vide D.D. No.751819, dt.02.07.2024 Bank of Maharashtra)
3.	Land conversion charges	5817.74sq.m	₹75/- per sq.m	₹4,36,331/- (paid vide D.D. No.751818, dt.02.07.2024 Bank of Maharashtra)
4.	O.S.R. charges	52.25sq.m.	₹320/- per sq.ft.	₹1,79,908/- (paid vide D.D. No.751820, dt.02.07.2024 Bank of Maharashtra)

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, Ariyankuppam Commune Panchayat, payable at Puducherry.
7. 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.
8. The condition stipulated in the technical opinion issued by the Executive Engineer-R(N), Electricity Department, Puducherry vide No.6135/ED/EE-R(N)/TECH/F.TO/2020-21, dated 15.03.2021 should be strictly adhered to.
9. Opinion received from the Legal Counsel of Puducherry Planning Authority, dated: 04.08.2022.
10. The condition stipulated in the opinion / views issued by the Commissioner, Villianur Commune Panchayat, Puducherry vide No. 20-1/VCP/JE(V)/PPA/2022-23/573, dated: 15.09.2023 should be strictly adhered to.
11. Roads portion, transformer yard area and O.S.R. area have been handed over to Commissioner, Villianur Commune Panchayat as confirmed vide letter No.F-20-16/VCP/2020-21/148, dated 03.06.2024. (Gift deed registered vide document No.14701, dated 30.05.2024).

Yours faithfully,

O/C (M. KANDAR SELVAN)
MEMBER SECRETARY

7/14/2024


Encl: One layout copy 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 Chairman,
Puducherry Real Estate Regulatory Authority, Puducherry.
3. The Commissioner,
Villianur Commune Panchayat, Puducherry.
4. The District Registrar,
Registration Department, Puducherry.
5. The Director,
Directorate of Survey & Land Records, Puducherry.