

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

No.PPA/ **28** /6183/Z(VCP/Layout/IP-APP)/2018-24

Dated **25 JAN 2024**

To

**Thiru. Veeraputhiran,**  
No.4, Pudu Street,  
Ramanathapuram,  
Thondamanatham Post,  
Puducherry.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of **"Narayanapuram"** at R.S. No.53/4B, Thondamanatham Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Thiru. Veeraputhiran** – 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: 17.12.2018.  
4. This Authority's letter No.6183/PPA/Z(VCP/Layout/IP-APP)/2018-22/4004 dt:28.09.2022.  
5. This Authority's letter No.6183/PPA/Z(VCP/Layout/IP-APP)/2018-23/2743 dt:11.08.2023.

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With reference to your application dated 06.01.2020 for regularization of unapproved residential layout in the name of **"Narayanapuram"** situated at R.S. No.53/4B, Thondamanatham 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	-	3466.00sqm
ii.	Total number of plots	28	2705.02sqm
iii.	Total sold plots	19+1pt	2066.98sqm
iv.	Total unsold plots	8+1pt	638.04sqm
v.	Area of road portion	-	764.85sqm
vi.	O.S.R. required	5%	31.90sqm
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	28 (19+1 sold plots) (8+1pt (Half) Nos. of unsold plots)	Rs.500/-	Rs.4,500/- 1. PPA Receipt No.231883, dt:17.12.2018 2. PPA Receipt No.275567, dt:22.11.2023
2.	Regularization charges	638.04 sq.m	Rs.30/- per sq.m	Rs.19,141/- (DD No.390041 dt:20.11.2023 State Bank of India Mudaliarpur Branch, Puducherry)
3.	Land conversion charges	638.04 sq.m	Rs.75/- per sq.m	Rs.47,853/- (DD No.390040 dt:20.11.2023 State Bank of India Mudaliarpur Branch, Puducherry)
4.	OSR 5% required	31.90 sq.m (or) 343.37 sqft	Rs.8400/- per Are	Rs.2,680/- (DD No.390039 dt:20.11.2023 State Bank of India Mudaliarpur Branch, Puducherry)

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, Villianur 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/2022-23/JE(M)/249, dated 21.06.2022 (Gift deed No.17841 dated 07.06.2023)
8. The layout should 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 "In-Principle Layout Frame Work Approval" layout.

**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 Director,  
Directorate of Survey and Land Records, Puducherry.
4. The Commissioner,  
Villianur Commune Panchayat, Villianur, Puducherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Villianur, Puducherry.