

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

No. 953/PPA/Z(VCP/Layout/IP-APP)/2018/

Dated:

To

Thiru.R.Varadaraja Perumal & 10 others,
No.22, Kinnathumettu street,
Pillaithottam,
Puducherry.

14 AUG 2018

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Raja Nagar" at R.S.No.161/1,2,4,5,6 & 162/4pt, 8,9, Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry promoted by **Thiru.R.Varadaraja Perumal & 10 others** – Reg.

Ref: 1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.2.2018.
2. Your application dated;23.04.2018
3.This Authority's letter No.953/PPA/Z(VCP/Layout/IP-APP)/2018/3533 dated;13.08.2018.

With reference to your application dated; 23.04.2018 for regularization of unapproved residential layout in the name of "**Raja Nagar**" at **R.S.No.161/1,2,4,5,6 & 162/4pt, 8,9, Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry**, "**In-principle layout frame work approval**" is hereby accorded for the said layout subject to the following conditions.

1. Area details; -

Sl. No.	Description	Nos.	Extent.(sqm)
i.	Layout area		25067.57sqm
ii.	Total number of plots	174 +own use+ OSR Plots	18686.47sqm
iii.	Plots sold	4 + 2 half	547.87.sqm
iv.	Unsold plots	170 + 2 half +own use	18686.47sqm
v.	Area of road portion		4211.77sqm
vi.	O.S.R. Required		1868.65sqm
vii.	O.S.R. proposed		1621.41sqm.

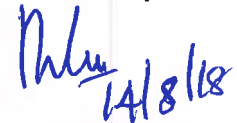
2. Details of fees ;-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Regularization charges	18686.47	30	₹.5,60,595/-
2	Land conversion charges	18686.47	100	₹.18,68,647/-
3	OSR charges	247.23	11600 per Are	₹.28,677/-
4	Scrutiny fee			₹.77,500/-

3. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No. 1008/PW/EEI/DB/C-19/2018-19/2314, dated 27.06.2018, shall be strictly adhered to (Copy enclosed).

4. The Layout promoter should open out the compound wall at the end of the roads to provide access to the neighboring lands.
5. 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.
6. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
7. 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.,
8. 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.
9. 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.
10. Unsold plots in the Layout shall be sold and registered only after remittance of road development charges @ ₹.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.
11. The Own use portion shown as road in the northern side of the layout shall not be converted into plots and necessary access to the adjoining lands should not be objected.
12. Road portions, has been handed over to Commissioner, Villianur commune Panchayat, Puducherry vide reference F.No.20.1/VCP/2018-19 dated; 24.07.2018 (Gift Deed No15963 dated;23.07.2018)

Yours faithfully



(V.VIDJEA NEHRU)
MEMBER SECRETARY

Encl One copy of layout of "In-principle layout frame work approval". *n/c*

Copy Submitted to:

The Chief Town Planner,
Town and Country Planning Department,
Puducherry.

.....along with a copy of the layout of "In-principle layout frame work approval"

Copy to:

1. The Commissioner,
Villianur Commune Panchayat,
Puducherry

..... along with a copy of the layout of "In-principle layout frame work approval"

2. The Sub Registrar,
Office of the Sub Registrar
Villianur, Puducherry

..... along with a copy of the layout of "In-principle layout frame work approval"

3. The Director,
Directorate of Survey and Land records,
Puducherry.

..... along with a copy of the layout of "In-principle layout frame work approval"

4. The Executive Engineer,
Irrigation Division,
Public Works Department, Puducherry

.....for information