

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

No.PPA / **1218** / 540 / PPA/Z(VCP/Layout/IP-APP)/2019

Dated: **22 FEB 2019**

To

1. Tmt. Mangairkarasi,
2. Tmt. Manimegalai,
3. Tmt. Jancy Kiruthika,
4. Tmt. Poonkodi.

Represented by Power agent  
Thiru. A. Namassivayam,

5. Tmt. M. Chandra,
6. Tmt. M. Rajeswari,
7. Thiru. M. Balasubramanian @  
Prabaharan

Represented by Power agent  
Thiru. A. Namassivayam,  
Thiru. C. Karthikeyan,  
No. 8, Odiampet Main Road,  
Odiampet, Villianur, Puducherry.

8. Thiru. V. Karthikeyan,
9. Tmt. Varalatchumy,

Represented by Power agent  
Thiru. C. Karthikeyan,

10. Thiru. T. Murugesan,
11. Thiru. Govindathirunavukarasu,
12. Thiru. Venkata Baraneeswaran,

13. Thiru. Krishnamoorthi @ Sundaresan,
14. Thiru. C. Karthikeyan.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of **"Sri Mahakalyani Nagar"** at R.S. No. 90/6, 91/3pt, 110/1 & 112/2, 3, 4, 5 Villianur Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by 1. Tmt. Mangairkarasi, 2. Tmt. Manimegalai, 3. Tmt. Jancy Kiruthika, 4. Poonkodi Represented by Power Agent Thiru. A. Namassivayam, & 5.Tmt. M. Chandra, 6. Tmt. M. Rajeswari, 7. Thiru. M. Balasubramanian @ Prabaharan, Represented by Power Agent Thiru, A, Namassivayam, Thiru. C. Karthikeyan, & 8.Thiru. V. Karthikeyan, 9. Tmt. Varalatchumy, Represented by Power Agent Thiru. C. Karthikeyan, & 10. Thiru. T. Murugesan. 11. Thiru. Govindathirunavukarasu, 12. Thiru. Venkata Baraneeswaran, 13. Thiru, Krishnamoorthi @ Sundaresan, 14. Thiru. C. Karthikeyan, – 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 23.2.2018.  
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 25.01.2018.  
4.This Authority's letter No.540/PPA/Z(VCP/Layout/IP-APP)/2018/2543 dt:26.04.2018.  
5.This Authority's letter No.540/PPA/Z(VCP/Layout/IP-APP)/2019/1410, dt:21.02.2019.

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With reference to your application dated 25.01.2018 for regularization of unapproved residential layout in the name of **"Sri Mahakalyani Nagar"** at R.S.No.90/6, 91/3pt, 110/1 & 112/2, 3, 4, 5 Villianur 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		31052.24
ii.	Total number of plots	235	23945.28
iii.	Total Sold Plot	56 (41pt, 50pt, 56pt, 207pt, 229pt)	6055.93
iv.	Total Unsold plot	179 (41pt, 50pt, 56pt, 207pt, 229pt)	17889.35
v.	Area of road portion		6995.72
vi.	O.S.R. Required	10% of unsold plot area	1788.93
vii.	O.S.R. Proposed	Plot No. 136	111.24

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Scrutiny fee vide DD No.364969 dt.:12.03.2018 (Indian Bank)	179 Nos. of unsold plots	Rs.500/-	Rs.89500 (Already paid Rs.90000/-) vide receipt No. 223845 dt:22.03.2018 Balance=Nil
2	Regularization charges vide DD No.131988 dt:22.2.2019 (Indian Bank)	17889.35sq.m	Rs. 30 per sq.m	Rs.5,36,681/-
3.	Land conversion charges vide DD No.131989 dt:22.2.2019 (Indian Bank)	17889.35sq.m	Rs.75 per sq.m	Rs.13,41,702/-
4.	OSR 10% required	1788.93sq.m	-	-
5.	OSR proposed	111.24sq.m	-	-
6.	Balance OSR charges vide DD No.131987 dt:22.02.2019 (Indian Bank)	1677.69sq.m (18052sq.ft)	Rs. 220 per sq.ft	Rs.39,71,440/-

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-rinciple 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 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 Condition stipulated by the Executive Engineer, Electricity Department, Puducherry vide letter No.787/ED/EE-R(N)/TECH/F.TO/2018-19 dated 25.5.2018, Shall be strictly adhered to (Copy enclosed).
8. Road portions have been handed over to Commissioner, Villianur Commune Panchayat, Puducerry vide reference No.F-20.1 /VCP/2018-19/Rev dated; 14.02.2019 (Gift Deed No.2961/2019 dated: 11.02.2019).

Yours faithfully

  
(M. KANDAR SELVAN)  
MEMBER SECRETARY

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

**Copy Submitted to:**

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

**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  
Puducherry

  
22/01/19