

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

No.PPA / 868 / 761 /PPA/Z(VCP/Layout/IP-APP)/2019

Dated: **F 8 FEB 2019**

To

1. Thiru. K. Premanath,
2. Tmt. R. Vijayalakshmi,

3. Thiru. B. Joseph Adaikalam |-----

Represented by Power agent  
Thiru. A. Namassivayam

4. Thiru. K. Premnath,
5. Thiru. R. Sethupathy,
6. Tmt. R. Vijayalakshmi,

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

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "Sri Mahasakthi Nagar" at R.S. No. 178/1, 178/2, 185/3, 185/4, 185/5, 185/6, 186/2, 186/3, 185/5pt, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by 1. Thiru. A. Namassivayam & 2.Thiru. K. Premnath 3. Thiru. R. Sethupathy 4. Tmt. R. Vijayalakshmi represented by power agent 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: 03.04.2018.  
4.This Authority's letter No.761/PPA/Z(VCP/Layout/IP-APP)/2018/8319 dt:10.11.2018.  
5.This Authority's letter No.761/PPA/Z(VCP/Layout/IP-APP)/2019/1100, dt:05.02.2019.

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With reference to your application dated 03.04.2018 for regularization of unapproved residential layout in the name of "Sri Mahasakthi Nagar" at R.S.No. 178/1, 178/2, 185/3, 185/4, 185/5, 185/6, 186/2, 186/3, 185/5pt, Odiampet 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		40391.86
ii.	Total number of plots	309	31708.37
iii.	Total Sold Plot	271 & 201pt	28235.13
iv.	Total Unsold plot	38 & 201pt	3473.24
v.	Area of road portion		8658.04
vi.	O.S.R. Required	5% of unsold plot area	173.66
vii.	O.S.R. Proposed	Nil	25.45

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.365202 dt:.3.4.2018 (Indian Bank)	38 & 201pt (39 Nos. of unsold plots)	Rs.500/-	Rs.19500 (Already paid Rs.20000/-) vide receipt No. 224110 dt:03.04.2018 Balance=Nil
2	Regularization charges vide DD No.131647 dt:6.2.2019 (Indian Bank)	3473.24sq.m	Rs. 30 per sq.m	Rs. 1,04,198/-

3.	Land conversion charges vide DD No.131648 dt:6.2.2019 (Indian Bank)	3473.24sq.m	Rs.75 per sq.m	Rs.2,60,493/-
4.	OSR 5% required	173.66sq.m	-	-
5.	OSR proposed	24.45sq.m	-	-
6.	Balance OSR charges vide DD No.131649 dt:06.02.2019 (Indian Bank)	148.21sq.m (1595sq.ft)	Rs. 320 per sq.ft	Rs.5,10,400/-

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, Irrigation Division, PWD, Puducherry vide letter No.678/PW/EEI/DB/C-19/2018-19 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; 22.01.2019 (1.Gift Deed No. 26310/2018 dated: 20.12.2018 & 2. Deed No. 817/2019 dated: 18.01.2019).

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.

....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  
Puducherry

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