

PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY

No.PPA / 2209 / 649 /PPA/Z(VCP/Layout/IP-APP)/2020

Dated:

12 MAY 2020

To

**Thiru. S. Pazhani,**  
**Power Agent of Tmt. Shanthi,**  
No.2, Main Road,  
Koodapakkam (Post),  
Koodapakkam,  
Puducherry – 605 502.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of “**Lakshmi Ram Nagar**” at R.S. No.63/2, 64/2, 64/3pt, 65/4pt, 63/1, Koodapakkam Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by Thiru.S. Pazhani, Power Agent of Tmt. Shanthi, Layout Promoter – 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: 23.03.2018.  
4.This Authority's letter No.649/PPA/Z(BCP/Layout/IP-APP)/2019/1158, dt:4.03.2020.

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With reference to your application dated 23.03.2018 for regularization of unapproved residential layout in the name of “**Lakshmi Ram Nagar**” at R.S. No.63/2, 64/2, 64/3pt, 65/4pt, 63/1, 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; -

	Description	Nos.	Extent.(sq.m)
i.	Layout area		9330.64sq.m
ii.	Total number of plots	72	7178.06sq.m
iii.	Plot Sold	51	4897.06sq.m
iv.	Unsold plots	21	2281.00sq.m
v.	Area of road portion		2152.58sq.m
vi.	Width of internal roads	6.10m	
vii.	Percentage of sold plots	68.22%	
viii.	O.S.R. required	5%	114.05sq.m
ix.	O.S. R. proposed		Nil

2. Details of payment made by the applicant:-

S.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Scrutiny fee	(21unsold plots)	Rs.500/-	Rs.10,500/- (already paid) Rs.10,500/- Balance = Nil
2	Regularization charges vide DD No.231965 dt:06.3.2020 (Punjab national Bank)	2281.06sq.m	Rs.30/- per sq.m	Rs. 68,432/-
3.	Land conversion charges vide DD No.231966 dt:06.3.2020 (Punjab national Bank)	2281.06sq.m	Rs.75/- per sq.m	Rs.1,71,080/-
4.	OSR charges vide DD No.231961 dt:06.3.2020 (Punjab national Bank)	114.05sq.m ( 1227sqft)	Rs.120/- per sq.ft	Rs.1,47,262/-

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. Road portions, has been handed over to Commissioner, Villianur commune Panchayat, Puducherry vide reference No.F.No.20-1/VCP/2019-2020/AE/JE dated 21-02-2020 (Gift Deed No. 1222/2020 dated 22.01.2020).
8. The layout has to be registered with the Puducherry Real Estate Regulating Authority as per the section 3 of the Real Estate ( Regulation and Department) Act, 2016.

Yours faithfully

*o/c.*  
*msh*  
*12/5/2020*  
(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.

....for kindly information.

**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. Noda! Officer,  
Puducherry Real Estate Regulatory Authority,  
Puducherry

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