

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

No.PPA / 4883 / 6839 / PPA/Z(VCP/Layout/IP-APP)/2020

Dated: **1 OCT 2020**

To

Thiru. C. CHANDRASEKARAN,
Kanuvapet,
Villianur, Puducherry.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "**S.C.K. Chandirasekaran Nagar**" situated at R.S. No.21/7Apt, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by **Thiru. C. Chandrasekaran** – In-Principle Layout Frame Work Approval – issued - Reg.

- Ref:** 1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 29.03.2019
4. This Authority's letter No.6839/PPA/Z(VCP/Layout/IP-APP)/2019/8884, dt:27.07.2020.
5. This Authority's letter No.6839/PPA/Z(VCP/Layout/IP-APP)/2020/9933 dt:08.09.2020.

With reference to your application dated 29.03.2019 for regularization of unapproved residential layout in the name of "**S.C.K. Chandirasekaran Nagar**" at R.S. No.21/7Apt, Thirukanchi Revenue Village, Villianur Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following conditions:-

Area details; -

Sl. No	Description	Nos.	Extent
i.	Layout area	-	2766.91sq.m
ii.	Total number of plots	21	2223.61sq.m
iii.	Total sold plots	1	78.90sq.m
iv.	Total unsold plots	20	2144.71sq.m
v.	Area of road portion	-	543.30sq.m
vi.	O.S.R. required	10%	214.47sq.m
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	21 (1 plots sold) (20 Nos. of unsold plots)	Rs.500/-	Rs.10,000 (Already paid Rs.10,500/-) Balance=Nil
2.	Regularization charges vide DD No.039953 dt:15.09.2020 (Indian Bank)	2144.71sq.m	Rs.30/- per sq.m	Rs.64,342/-
3.	Land conversion charges vide DD No.039952 dt:15.09.2020 (Indian Bank)	2144.71sq.m	Rs.75/- per sq.m	Rs.1,60,854/-
4.	OSR 10% required vide DD No.039951 dt:15.09.2020 (Indian Bank)	214.47sq.m (2308sqft)	Rs.160/- per sq.ft	Rs.3,69,280/-

P.T.O

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 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-20-1/VCP/2020-21/JE(M) dated 24.08.2020.
8. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.

Yours faithfully

o/c
21/09/2020
7/7
mly
29/9/20
(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.
2. The Sub Registrar,
Office of the Sub Registrar
Villianur, Puducherry.
3. Director,
Directorate of Survey and Land Records, Puducherry.
4. Nodal Officer,
Puducherry Real Estate Regulatory Authority,
Puducherry.