

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

No.PPA/ 144 /7719/Z(VCP/Layout/IP-APP)/2019- 22/

Dated:

To

Tmt.R.Usha, W/o V.Raghupathy,  
No.63, 3<sup>rd</sup> Cross Street,  
Brindavanam,  
Puducherry - 605 113.

19 0 AUG 2022

Madam,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "ROSE GARDEN" situated at R.S. No.7/4, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by Tmt.R.Usha, W/o V.Raghupathy, - 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 23.02.2018.  
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 30.03.2019  
4. This Authority's letter No.7719/PPA/Z(VCP/Layout/IP-APP)/2022/2289 dt:24.05.2022.  
5. This Authority's letter No.7719/PPA/Z(VCP/Layout/IP-APP)/2022/2953 dt:08.07.2022.

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With reference to your application dated 30.03.2019 for regularization of unapproved residential layout in the name of "ROSE GARDEN" situated at R.S. No.7/4, Odiampet Revenue Village, Villianur Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following:-

1. Area details; -

Sl. No	Description	Nos.	Extent
i.	Layout area	-	4672.14sqm
ii.	Total number of plots	23	3074.52sqm
iii.	Total sold plots	1	200.00sqm
iv.	Total unsold plots	22	2874.52sqm
v.	Area of road portion	-	1294.12sqm
	Corner Splay	-	2.26sqm
vi.	O.S.R. required	10%	287.68sqm
vii.	O.S.R. provided	-	301.24sqm

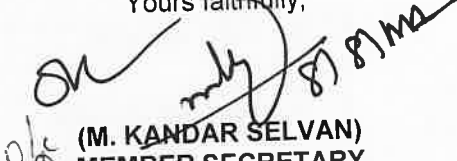
2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	23 (1 plots sold) (22 Nos. of unsold plots)	Rs.500/-	Rs.11,000/- (Already paid Rs.12,500/-) Balance = Nil
2.	Regularization charges	2876.78sq.m	Rs.30/- per sq.m	Rs.86,304/- Paid vide DD No.495909 dt:12.07.2022 (UCO Bank) drawn in favour of CTP, TCPD.
3.	Land conversion charges	2876.78sq.m	Rs.75/- per sq.m	Rs.2,15,759/- Paid vide DD No.495910 dt:12.07.2022 (UCO Bank) drawn in favour of CTP, TCPD.
4.	OSR 10% required	287.68sq.m	-	-
5.	OSR provided	301.24sq.m	-	-

**3. Conditions:-**

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 at the rate of 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, OSR, Transformer yard portions have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry as confirmed vide reference F.No.20-1/VCP/2021-22/310 dated 24.06.2022 (Gift deed No.17697 dated 10.06.2022)
8. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Yours faithfully,

  
(M. KANDAR SELVAN)  
MEMBER SECRETARY  
09/08/24

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

**Copy for kind information to:**

1. The Chief Town Planner,  
Town and Country Planning Department,  
Puducherry.
2. The Member,  
Puducherry Real Estate Regulatory Authority,  
Puducherry.
3. The Director,  
Directorate of Survey and Land Records,  
Puducherry.
4. The Commissioner,  
Villianur Commune Panchayat,  
Puducherry.
5. The Sub Registrar,  
Office of the Sub Registrar, Villianur,  
Puducherry.