

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

No.PPA / 898 / 639/PPA/Z(VCP/Layout/IP-APP)/2018/

Dated:  12 JUL 2018

To

Thiru.C.Karthikeyan,
Promoter,
No.8, Main road,
Odiampet, Villianur,
Puducherry.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Sri Sambavi Nagar" R.S. No.93/2, 108/2, 108/3, 110/ 4, 110/ 5, 110/ 6, 111/1, 111/2, 111/3, 111/4, 111/5, 111/6, 111/7 & 112/5, Villianur Revenue Village, Villianur Commune Panchayat, Puducherry, promoted by Thiru.C.Karthikeyan – Reg.

Ref: 1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.2.2018.
2. Your application dated; 22.03.2018.
3.This Authority's letter No.639/PPA/Z(VCP/Layout/IP-APP)/2018/3483, dated;8.06.2018.

With reference to your application dated; 22.03.2018 for regularization of unapproved residential layout in the name "Sri Sambavi Nagar" R.S. No.93/2, 108/2, 108/3, 110/ 4, 110/ 5, 110/ 6, 111/1, 111/2, 111/3, 111/4, 111/5, 111/6, 111/7 & 112/5, 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		46210.00
ii.	Total number of plots	338	35830.00
iii.	Plots sold	316+ 4 half	32779.45
iv.	Unsold plots	19+ 3 half	3050.56
v.	Area of road portion		10216.46
vi.	Area of Land not subdivided		163.56
vii.	O.S.R. required	5% of unsold plot area	152.53
viii.	O.S.R. proposed	Nil	Nil.

2. Details of fees ;-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Regularization charges	3050.56	₹.30	₹.91,517/-
2.	Land conversion charges	3050.56	₹.100	₹.3,05,056/-
3.	Balance OSR charges	152.53	₹.220 per sqft (avg)	₹.3,61,069/-
4.	Scrutiny fee			₹.11,500/-

3. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No. 152/PW/EEI/DB/C-19/2018-19/1405, dated 17.04.2018, shall be strictly adhered to (Copy enclosed).
4. The Conditions stipulated by the Executive Engineer, Electricity Department, Puducherry vide letter No.551/ED/EE-R(N)/Tech/F.TO/2018-19 dated 02.04.2018, shall be strictly adhered to (Copy enclosed).
5. 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.
6. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
7. 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.,
8. 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.
9. 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.
10. Unsold plots in the Layout shall be sold and registered only after remittance of road development charges @ ₹.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.
11. Road & OSR portions, has been handed over to Commissioner, Villianur commune Panchayat, Puducerry vide reference No.F.No.20.1/VCP/2018-19/Rev dated; 29.05.2018 (Gift Deed No:9229 dated 18.5.2018).



Yours faithfully

ok

[Handwritten signature]
2/7/18

(V.VIDJEA NEHRU)
MEMBER SECRETARY

Encl; One copy of layout of "In-principle layout frame work approval".

[Handwritten initials]

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
Villianur, Puducherry

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

3.The Director,
Directorate of Survey and Land records,
Puducherry.

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

4. The Executive Engineer,
Irrigation Division,
Public Works Department, Puducherry

....for information