

PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY

No. 2359 /1655/PPA/Z(BCP/Layout/IP-APP)/2018-19 2359

Dated:

To

18 APR 2019

1.Thiru.D.Anbarasu,  
2.Thiru.A.Balakrishnan,  
No.7, Jayaram Nagar,  
Chinnairusampalayam road,  
Puducherry.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout in the name and style of "Mahatma Gandhi Nagar" at R.S.No.127/2, 131/3, 132/2 of Selliamedu Revenue Village, Bahour Commune Panchayat, Puducherry – 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 & G.O.Ms.No.10/2018 dated; 28.09.2018 & G.O.Ms.02/2018 dated; 23.2.2018.  
2. Your application dated; 5.07.2018.  
3.This Authority's letter No.1655/PPA/Z(BCP/Layout/IP-APP)/2018-19/1764 dated;14.03.2019.

\*\*\*\*\*

With reference to your application dated; 5.07.2018 for regularization of unapproved residential layout in the name of "Mahatma Gandhi Nagar" at R.S.No.127/2, 131/3, 132/2 of Selliamedu Revenue Village, Bahour 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           |         | 15945.00     |
| ii.     | Total number of plots | 123     | 12734.68     |
| iii.    | Plots sold            | 101 1/2 | 10192.51     |
| iv.     | Unsold plots          | 21 1/2  | 2542.17      |
| v.      | Area of road portion  |         | 3210.31      |
| vi.     | O.S.R. proposed       |         | Nil          |

2. Details of fees remitted ;-

| S.No. | Details                 | Extent (sq.m)              | Rate per sq.m. | Amount (₹) |
|-------|-------------------------|----------------------------|----------------|------------|
| 1     | Regularization charges  | 2542.17                    | ₹.30           | ₹.76,266   |
| 2.    | Land conversion charges | 2542.17                    | ₹.75           | ₹.1,90,663 |
| 3.    | OSR charges             | 127.11 or<br>(1367.70sqft) | ₹.160 per sqft | ₹.2,18,833 |
| 4.    | Scrutiny fee            |                            |                | ₹.16,000   |

3. 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.
4. The Layout Promoter /Owners/Authorized Signatory shall not encroach any Government land/ canal /road portion adjoining or passing the layout, in any manner.
5. 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.,
6. 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.
7. 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.
8. 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.
9. Road portion, has been handed over to Commissioner, Bahour commune Panchayat, Puducerry vide reference No.F.No.6-91/BCP/2018/Dman dated;24.12.2018 (Gift Deed No.26222/2018 dated;19.12.2018).
10. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry vide letter No No. 3738/PW/EEI/DB/C-19/2019-20/5626, dated 7.03.2019, shall be strictly adhered to (Copy enclosed).

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,  
Bahour Commune Panchayat,  
Puducherry
2. The Sub Registrar,  
Office of the Sub Registrar  
Bahour, Puducherry
3. The Director,  
Directorate of Survey and Land records,  
Puducherry.
4. The Executive Engineer,  
Irrigation Division,  
Public Works Department, Puducherry

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

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

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

....for information