

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

No.PPA / 6 357 / 1773 / PPA/Z(BCP/Layout/IP-APP)/2019

Dated: 20 AUG 2019

To

Thiru. Anbarasu & Others,
Layout Promoter,
No.7, Jayaram Nagar,
Chinna Irusampalayam Road,
Ariyankuppam,
Puducherry.

Sir,

Sub: PPA - Regularization of unapproved residential layout (by name and style of **"Friends City"**) at R.S.No.278/2A/1Apt, 279/5,6,8, 208/7,19, 283/1A, 1B, 3,4,5,7,8,9A, 9B, 284/1,2,3,4, 285/1,2,4, 286/1 of Seliamedu Revenue Village & R.S.No.26/1 of Pillaiyarkuppam Revenue Village, Bahur to Mahathma Gandhi Medical College road Bahour Commune Panchayat, Puducherry, promoted by Thiru.Anbarasu & Others, Layout Promoter – 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 23.2.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 16.07.2018.
4.This Authority's letter No.1773/PPA/Z(BCP/Layout/IP-APP)/2019/4971, dt:24.07.2019.

With reference to your application dated 16.07.2018 for regularization of unapproved residential layout in the name of **"Friends City"** at R.S.No.278/2A/1Apt, 279/5,6,8, 208/7,19, 283/1A, 1B, 3,4,5,7,8,9A, 9B, 284/1,2,3,4, 285/1,2,4, 286/1 of Seliamedu Revenue Village & R.S.No.26/1 of Pillaiyarkuppam Revenue Village, Bahur to Mahathma Gandhi Medical College road 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; -

	Description	Nos.	Extent.(sq.m)
i.	Layout area		64352.00sqm
ii.	Total number of plots	482	52321.45sqm
iii.	Total number of sold plot	316 + 6 half	34884.90sqm
iv.	Total number of unsold plots	160 + 6 half	17436.55sqm
v.	Area of road portion		11635.99sqm
vi.	Width of internal roads	7.62m / 6.10m	
vii.	Percentage of sold plots	68.45%	Yes
viii.	O.S.R. required	5.0% of unsold plots	872.00sqm
ix.	O.S. R. proposed	Nil	262.65sqm

2. Details of payment made by the applicant:-

S.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1	Scrutiny fee	(160 + 6 half) of unsold plots)	Rs.500/-	Rs.83,000/- (Already paid Balance=Nil (D.D.No.514177, 514204, 514202) State bank of India
2	Regularization charges vide DD No.574563 dt:26.7.2019 (State Bank of India)	17436.55sq.m	Rs.30/- per sq.m	Rs. 5,23,097/-
3.	Land conversion charges vide DD No.574564 & 574562 dt:26.7.2019 (State Bank of India)	17436.55sq.m	Rs.75/- per sq.m	Rs.13,07,742/-
4.	OSR charges vide DD No.574565 dt:26.7.2019 (State Bank of India)	609.35sq.m (6557sqft)	Rs.205/- per sq.ft	Rs.1,24,917/-

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, Bahour commune Panchayat, Puducherry vide reference No.F.No.03/BCP/2019-20/Rev-III/764. dated; 10.07.2019 (Gift Deed No. 12451/2019 dated;08.07.2019.
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

(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

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

2. The Sub Registrar,
Office of the Sub Registrar
Bahour, Puducherry

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