

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No. 904 /1284/PPA/Z(BCP/Layout/IP-APP)/2018-19

Dated:

11 FEB 2019

To

1.Thiru.N.Govindarasu, 2.Tmt.Jayalakshmi,
3.Tmt.Padmavathi, 4.Tmt.Kamalammal represented by
Thiru.S.Bouvaneswarane,
No.7, Jayaram Nagar,
Chinnairusampalayam road,
Puducherry.

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name and style of "Kurunji Nagar" at R.S.No.27/3, 27/7 of Pillaiyarkuppam Revenue Village & R.S.No.286/9, of Selliamedu Revenue Village, Bahour Commune Panchayat, Puducherry – 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 & G.O.Ms.No.10/2018 dated; 28.09.2018 & G.O.Ms.02/2018 dated; 23.2.2018.

2. Your application dated; 24.05.2018.

3.This Authority's letter No.555/PPA/Z(ACP/Layout/IP-APP)/2018/1103 dated;5.02.2019.

With reference to your application dated; 24.05.2018 for regularization of unapproved residential layout in the name of "Kurunji Nagar" at R.S.No.27/3, 27/7 of Pillaiyarkuppam Revenue Village & R.S.No.286/9, 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		14051.82
ii.	Total number of plots	96	11880.52
iii.	Plots sold	73	8911.09
iv.	Unsold plots	23	2969.43
v.	Area of road portion		2171.30
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	2969.43	₹.30	₹.89,083
2.	Land conversion charges	2969.43	₹.75	₹.2,22,708
3.	OSR charges	148.47 or (1597.54sqft)	₹.190 per sqft	₹.3,03,533
4.	Scrutiny fee			₹.11,500

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.6-102/BCP/2018/BC-III dated;30.01.2019 (Gift Deed No.1408/2019 dated;18.01.2019).
10. The Plot No.40, 41pt, 42, 43, 73, 74, 75 is not regularized under the Scheme of Regularisation of Layout. However, the same may be considered under the scheme providing adequate road with of 6.10mts



Yours faithfully

(Handwritten signature)
(M.KANDAR SELVAN)
MEMBER SECRETARY

Encl; One copy of layout of "In-principle layout frame work approval". o/e h

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

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....for information