

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

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No.PPA/ **63** /5224/Z(BCP)(Layout-Regu)/IP-APP/2019-2024      Date:

To

**12 FEB 2024**

**Thiru. S. BALAMURUGAN,**  
No. 20, Middle Street,  
New Saram,  
Puducherry – 605 013

Sir,

**Sub:** PPA – Regularisation of residential unapproved layout in the name of “JAYA VINAYAGAR NAGAR EXTENSION” (Plot Nos. 1 to 16) situated at R.S. No. 56/1pt, Iyyanar Koil Street, Aranganoor, Aranganoor Revenue Village, Bahour Commune, Puducherry - In-Principle Layout Frame Work Approval – Issued - Reg.

**Ref:** 1. G.O.Ms. No. 20/2017-IIg, dated 20-10-2017;  
2. G.O.Ms.No. 02/2018-Hg, dated 23-02-2018,  
3. G.O.Ms.No. 04/2018-Hg, dated 26-6-2018,  
4. G.O.Ms.No. 10/2018-Hg, dated 28-9-2018,  
5. G.O.Ms.No. 16/2018-Hg, dated 12-12-2018,  
6. Your application, dated 25-03-2019  
7. Letter No. 81-29/BCP/Engg/JE1/2023-24/1194, dated 05-12-2023 of the Commissioner, Bahour Commune Panchayat

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With reference to your application dated **25-03-2019** for Regularization of Residential unapproved layout, in the name of “JAYA VINAYAGAR NAGAR EXTENSION” (Plot Nos. 1 to 16) situated at R.S. No. 56/1pt, Iyyanar Koil Street, Aranganoor, Aranganoor Revenue Village, Bahour Commune, Puducherry, “**In-Principle Layout Frame Work Approval**” for the said layout is hereby accorded as per the G.Os. cited above, subject to the following:

(1) AREA DETAILS

Sl No	Description	Nos	Extent (sqm)
(i)	Layout Area		2140.00 sqm
(ii)	Area of road portion		433.19 sqm
(iii)	Total number of Plots	16	1577.81 sqm
(iv)	Sold Plots Area	2	221.84 sqm
(v)	Unsold plots Area	14	1355.97 sqm
(vi)	O.S.R. required @ 10 % of unsold area (1355.97 X 0.10)		135.60 sqm
(vii)	O.S.R. provided		129.00 sqm
(viii)	Deficit O.S.R. area of for which charges paid to BCP		6.60 sqm

*[Handwritten Signature]*  
..... 2/-

(2) DETAILS OF PAYMENT MADE BY THE APPLICANT

Sl No	Details	Extent (Sqm)	Rate in Rupees	Amount in Rupees
(i)	Regularisation charges, vide D.D. No. 637792, dated 08-02-2024, drawn in State Bank of India, in favour of Chief Town Planner, Town & Country Planning Department	1355.97 sqm (unsold plot area)	₹ 30 / Sqm	₹ 40,679 /-
(ii)	Land Conversion charges, vide D.D. No. 637791, dated 08-02-2024, drawn in State Bank of India, in favour of Chief Town Planner, Town & Country Planning Department	1355.97 sqm (unsold plot area)	₹ 75 / Sqm	₹ 1,01,698 /-
(iii)	Deficit O.S.R area charges (to BCP)	6.60 sqm	₹ 1,506 / Sqm (GLR rate)	₹ 9,940 / (already paid to BCP)

(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, Dimensions, Plot Numbers, 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.



-: 3 :-

7. The Road portions have been handed over to the Commissioner, Bahour Commune Panchayat, Puducherry, through Gift deed executed between the promoter & BCP, Vide deed No. 35172/2023, dated 18-11-2023 and NOC issued by BCP, vide letter No. 81-29/BCP/Engg./JE1/2023-24/1194, dated 05-12-2023.
8. The layout should 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

**Encl:** Copy of layout of “In-Principle Layout Frame Work Approval” – 1 Sheet.

**Copy for kind information to:**

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