

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

No.PPA / 717A / 669 / PPA/Z(BCP/Layout/IP-APP)/2021

Dated: 17 DEC 2021

To

1. Thiru. M.I. Jalaluddin,  
2. Thiru. M.I. Nazumuddin,  
No.26, Haji Hussain Street,  
Kottakuppam, Villupuram, Tamil Nadu.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout by name and style of "JN Nagar" at R.S. No.63/1, 64/2, 64/3, 65/1, Manapet Revenue Village, Bahour Commune Panchayat, Puducherry, promoted by 1.Thiru. M.I. Jalaluddin, 2. Thiru. M.I. Nazumuddin – In-Principle Layout Frame Work Approval – issued - 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 23.02.2018.  
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12<sup>th</sup> December 2018.  
3. Your application dated: 22.01.2019.  
4. This Authority's letter No.669/PPA/Z(BCP)/LAYOUT/IP-APP/2021/6949 dt:27.10.2021.  
5. This Authority's letter No.669/PPA/Z(BCP)/LAYOUT/IP-APP/2021/7455 dt:10.12.2021.

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With reference to your application dated 22.01.2019 for regularization of unapproved residential layout in the name of "JN Nagar" at R.S. No.63/1, 64/2, 64/3, 65/1, Manapet Revenue Village, Bahour Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following conditions:-

2. Area details; -

| Sl. No | Description                            | Nos. | Extent       |
|--------|--|------|--------------|
| i.     | Layout area                            | -    | 35166.27sq.m |
| ii.    | Total number of plots                  | 198  | 25039.73sq.m |
| iii.   | Total sold plots                       | 112  | 12800.28sq.m |
| iv.    | Total unsold plots                     | 86   | 12239.45sq.m |
| v.     | Area of road portion                   | -    | 9318.39sq.m  |
| vi.    | OSR required                           | 5%   | 611.97sq.m   |
| vii.   | OSR Provided and Transformer yard area | -    | 808.15sq.m   |

3. Details of payment made by the applicant:-

| Sl. No. | Details                                | Extent  | Rate in Rupees   | Amount in Rupees  |
|---------|--|---|------------------|---|
| 1.      | Scrutiny fee                           | 198 (112 sold plots)<br>(86 Nos. of unsold plots) | Rs.500/-         | Rs.43,000 (Already paid Rs.40,000/-)<br>Balance=Rs.3000/- |
| 2.      | Regularization charges                 | 12239.45sq.m                                      | Rs.30/- per sq.m | Rs.3,67,184/-   |
| 3.      | Land conversion charges                | 12239.45sq.m                                      | Rs.75/- per sq.m | Rs.9,17,959/-   |
| 4.      | OSR required                           | 611.97sq.m  | -                | -   |
| 5.      | OSR Provided and Transformer yard area | 808.15sq.m  | -                | -   |

**4. 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, 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.
7. Road portion and OSR portion have been handed over to Commissioner, Bahour Commune Panchayat, Puducherry as confirmed vide reference File No.22-8/2021/BCP/Works/1821 dated 01.12.2021.
8. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Yours faithfully,

ok  
16/12/2021

  
17.12.21

(V. BHUVANESWARAN)  
MEMBER SECRETARY

1/1

Encl One copy of layout of "In-Principle Layout Frame Work Approval".

**Copy for kind information to:**

1. The Chief Town Planner,  
Town and Country Planning Department,  
Puducherry.
2. The Member,  
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.