

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

No. 598/3807/PPA/Z(BCP/IP-UnAppLayout)/2020

Date: 28 JAN 2020

To

Tmt. H. Malarkodi
No.7, Pillaiyar Koil Street,
Kaduvanur,
Bahour,
Puducherry.

Madam,

Sub: PPA - Regularization of unapproved residential layout in the name of "Best Avenue" situated at R.S. No.14/2pt, Kadavanur 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.
2. Your application dated; 06.09.2018.
3.This Authority's letter No. 3807/PPA/Z(BCP/UnApp Layout)/2019/8065, dated:23.12.2019.

With reference to your application dated 06.09.2018 for regularization of unapproved residential layout in the name of "**Best Avenue**" at R.S. No.14/2pt, Kadavanur Revenue Village, Bahour Commune Panchayat, Puducherry, "**in-principle layout frame work approval**" is hereby accorded for the said layout subject to the following conditions.

Area details:-

Sl.No.	Description	Nos.	Extent.(sqm)
i.	Layout area		2218.40sqm
ii.	Total number of plots	17	1817.38sqm
iii.	Plots sold	8nos.	968.22sqm.
iv.	Unsold plots	9nos.	849.16sqm
v.	Area of road portion		401.02sqm
vi.	O.S.R. required	10%	84.92
vii.	O.S.R. proposed		Nil.

Details of fees:-

S.No.	Details	Extent (sq.m)	Rate per sq.m.	Amount
1	Regularization charges	849.16	₹30/-	₹25,475/-
2.	Land conversion charges	849.16	₹75/-	₹63,687/-
3.	OSR charges	84.92	₹49.07/- per sqft	₹44,838/-
4.	Scrutiny fee			₹4,500/-

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. Resurvey number 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 and execution of gift deed to the Commune Panchayat 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 @ ₹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. The Conditions stipulated by the Executive Engineer, Irrigation Division, PWD, vide No.396/PW/EEI/DB/C-19/2019-20/6143 dated:29.04.2019, shall be strictly adhered to (Copy enclosed).
8. The Conditions stipulated by the Sub Collector(Revenue) South, Villianur vide No.652/SCRS/B7/PPA-app/2019 dated:01.04.2019, shall be strictly adhered to (Copy enclosed).
9. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.

No.3807/PPA/Z(BCP/IP-UnAppLayout)/2020

Date:

10. Road portion has been handed over to the Commissioner, Bahour commune Panchayat, Puducherry vide reference No6-58/BCP/E-6/2019/1302 dated 26.11.2019.
(Gift Deed No.24843/2019 dated:21.11.2019).

Yours faithfully

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(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"

3. The Director,
Directorate of Survey and Land records,
Puducherry.

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

4. The Executive Engineer,
Irrigation Division,
Public Works Department, Puducherry

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

