

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

No.PPA / **4263** / 4591/PPA/Z(BCP/Layout/IP-APP)/2018

Dated:

To

**Tmt. T. Arasammal,**  
No.117, Muthumariamman Koil Street,  
Puducherry-605 001.

**16 AUG 2021**

Sir,

**Sub:** PPA - Regularization of unapproved residential layout in the name of "**Thiru Nagar**" situated at R.S.No.46/5, Kirumampakkam Revenue Village, Bahour Commune Panchayat, Puducherry – 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: 27.09.2018.  
4. This Authority's letter No.4591/PPA/Z(MCP/UnAppLayout)/2018/10070 dt:11.09.2020.  
5. Your letter No. Nil dated: 29.12.2020.  
6. Your letter No. Nil dated: 30.06.2021.

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With reference to your application dated 27.09.2018 for regularization of unapproved residential layout in the name of "**Thiru Nagar**" situated at R.S.No.46/5, Kirumampakkam 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
i.	Layout area		6366.15sqm
ii.	Total number of plots	42	5106.89sqm
iii.	Total sold plots	12 nos.	1479.17sqm.
iv.	Total unsold plots	30 nos.	3627.72sqm
v.	Area of road portion		1181.30Sqm
vi.	O.S.R. required	10%	362.77Sqm
vii.	O.S.R. proposed	Nil	77.96Sqm

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee	30 number of unsold plots	Rs.500/-	<b>Rs.15,000/-</b> (Already paid vide Receipt No.229796 dt:27.09.2018) Balance = Nil
2.	Regularization charges vide vide DD No.601093 dt:22.12.2020 (Kotak Bank)	3627.72sqm.	Rs.30 /- per sqm	<b>Rs.1,08,832/-</b>
3.	Land conversion charges vide DD No.601092 dt:22.12.2020 (Kotak Bank)	3627.72sqm.	Rs.75/- per sqm	<b>Rs.2,72,079/-</b>
4.	OSR charges vide DD No.601091 dt:22.12.2020 (Kotak Bank)	293.65sqm (234.81sqm+8.84sqm). ( 3159.67sqft)	Rs.210/- per Sqft	<b>Rs.6,63,532/-</b>

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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. The Conditions stipulated by the Irrigation Division, PWD, Puducherry vide their Letter vide No.2010/PW/EEI/DB/C-19/2019-20/6918 dt:08.07.2019.
8. Road portions, has been handed over to Commissioner, Bahour Commune Panchayat, Puducherry vide reference No.6-39/BCP/E-6/2019/48 dated:19.05.2020 (Gift Deed No. 6989/2020 dated;20.3.2020.
9. 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,

*7/14 o/c*  
*5/8/2021*  
 (V. VIDJEA NEHRU)  
 MEMBER SECRETARY (i/c)

Encl One copy of layout of "In-Principle Layout Frame Work Approval". *5/8/2021*

**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, Puducherry.