

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

No.PPA / 1040 / 7717 /PPA/Z(BCP/Layout/IP-APP)/2019-22

Dated **11 JUL 2022**

To

Thiru. K. Sivakumar,
No.5, Nadu Theru,
Pudu Theru, New Saram,
Puducherry.

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of **“Kamaraj Nagar”** situated at R.S. No.44/3, 44/6, Kirumampakkam Revenue Village, Bahour Commune Panchayat, Puducherry, promoted by **Thiru. K. Sivakumar** – In-Principle Layout Frame Work Approval – issued - Reg.

Ref: 1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017 & G.O.Ms.No.2/2018-Hg, dated 23.02.2018.
2. G.O.Ms.No.16/2018-Hg, Puducherry dated 12th December 2018.
3. Your application dated: 30.03.2019.
4. This Authority's letter No.7717/PPA/Z(BCP/UnApp-Layout)/2019/1818 dt:28.04.2022.
5. This Authority's letter No.7717/PPA/Z(BCP)/UnApp-Layout/2019/2486 dt:07.06.2022.

With reference to your application dated 30.03.2019 for regularization of unapproved residential layout in the name of **“Kamaraj Nagar”** at **R.S. No.44/3, 44/6, Kirumampakkam Revenue Village, Bahour Commune Panchayat, Puducherry**, **“In-principle layout frame work approval”** is hereby accorded for the said layout subject to the following:-

1. Area details: -

Sl. No	Description	Nos.	Extent
i.	Layout area		9779.43sqm
ii.	Total number of plots	63	7324.90sqm
iii.	Total sold plots	33	3763.97sqm
iv.	Total unsold plots	30	3560.93sqm
v.	Area of road portion	-	2371.86sqm
	Corner splay		6.72sqm
vi.	O.S.R. required	5%	178.05sqm
vii.	O.S.R. Proposed	-	75.95sqm

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	63 (33 sold plots) (30 Nos. of unsold plots)	Rs.500/-	Rs.15,000/- (Already paid Rs.16,500/-) Balance = Nil
2.	Regularization charges	3567.65sq.m	Rs.30/- per sq.m	Rs.1,07,030/- Paid vide DD No.637060 dt:21.06.2022 drawn in favour of Chief Town Planner, Town and Country Planning Department
3.	Land conversion charges	3567.65sq.m	Rs.75/- per sq.m	Rs.2,67,574/- Paid vide DD No.637061 dt:21.06.2022 drawn in favour of Chief Town Planner, Town and Country Planning Department
4.	O.S.R. Charges	102.43sq.m (178.38 – 75.95) 1102.55 sq.ft	Rs.160/- per sq.ft	Rs.1,76,409/- Paid vide DD No.636997 dt:16.05.2022 drawn in favour of Commissioner, 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, 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, OSR, portions have been handed over to Commissioner, Bahour Commune Panchayat, Puducherry as confirmed vide reference F.No.19-25/BCP/Rev./2022-23/280 dated 26.05.2022.
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,

o/c

(M. KANDAR SELVAN)
MEMBER SECRETARY

7/14

7/7/2022

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.