

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

No.PPA/ 375 /7707/PPA/Z(BCP/Layout/IP-APP)/2019-23

Dated: 9 OCT 2023

To  
Tvl. 1. A.K. Ramamoorthy, 2. Ramaraj,  
P/A to Tmt.Sagunthala and 6 others,  
No.119, Adhiparasakthi Nagar,  
Pathirikuppam,  
Cuddalore.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout in name & style of "Sri Vinayaga Nagar" at R.S.No.217/4pt, Manapet 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 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.7707/PPA/Z(BCP/LAYOUT)/RURAL/ 2019/263 dt:30.06.2023.

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With reference to your application dated 30.03.2019 for regularization of unapproved residential layout in the name & style of "Sri Vinayaga Nagar" at R.S.No.217/4pt, Manapet 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 (sq.m)
1.	Layout area	-	4,282.52
2.	Total No.of plots	32	3,413.20
3.	No.of Sold plots	15	1516.29
4.	No.of Unsold plots	17	1896.91
5.	Road portion area	-	869.32
6.	OSR required area (10%)	-	189.69
7.	OSR area provided	-	Nil

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate per sq.m (Rs.)	Amount (Rs.)
1.	Scrutiny fee	32(15 Nos. of sold plots) (17 Nos. of unsold plots)	Rs.500/-	Rs.8,500/- (Already paid Rs.9,500/-)
2.	Regularization charges	1896.91	Rs.30/- per sq.m	Rs.56,908/- Paid vide Indian Bank DD No.524689 dt:25.09.2023
3.	Land conversion charges	1896.91	Rs.75/- per sq.m	Rs.1,42,269/- Paid vide Indian Bank DD No.524690 dt:25.09.2023
4.	OSR required area (10%)	189.69	-	-
5.	OSR area provided	Nil	-	-
6.	OSR charges (10%)	2041 sq.ft	GLR value Rs.160 per sq.ft	Rs.3,26,560/-Paid to BCP

**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 be encroached 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 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.
8. Road portions and OSR charges were handed over to Commissioner, Bahour Commune Panchayat, Puducherry as confirmed vide reference F.No.81-73/BCP/Engg./JE1/2023-24/885 dated 22.09.2023.

Yours faithfully,

(M. KANDAR SELVAN)  
MEMBER SECRETARY

**Encl: One layout copy 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 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.
6. The Superintending Engineer – III, Electricity Dept., Puducherry.