

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

No.PPA / 422 / 7366/PPA/Z (BCP/Layout/IP-APP)/2019-23

Dated: 18 NOV 2023

To

1. Thiru. E.Mohandass,
Self and Power Agent of R. Gopikrishnan,
2. Thiru. V. Mouraly,
3. Thiru. E. Gunasekaran
4. Thiru. V. Senthilkumar,
5. Thiru. S. Krishnmoorthy,
No. 6, Mariamman Koil Street,
Kirumampakkam, Bahour,
Puducherry

Sir,

Sub: PPA - Regularization of unapproved residential layout by name and style of "Thiruthanigai Nagar" situated at R.S.No.96/1,3,4pt,97/4pt,98/5pt,99/1,3pt,4pt, Kirumampakkam Revenue Village, Bahour Commune Panchayat, Puducherry, promoted by Thiru. E.Mohandass , Self and Power Agent of R.Gopikrishnan, Thiru. V. Mouraly, Thiru.E.Gunasekaran, Thiru.V.Senthilkumar, Thiru.S. Krishnmoorthy, – 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: 29.03.2019.
 4. This Authority's letter No.7366/PPA/Z (BCP/UnApp-Layout)/2019-23/2744 dt: 11.07.2023.

With reference to your application dated 19.02.2019 for regularization of unapproved residential layout in the name of "Thiruthanigai Nagar" at R.S. No.96/1,3,4pt,97/4pt,98/5pt,99/1,3pt,4pt, 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.(sqm)
i.	Layout area		27714.00
ii.	Total number of plots	210	22386.29
iii.	Plots sold	186	20220.04
iv.	Unsold plots	23	2166.25
v.	Area of road portion		5274.73
vi.	Percentage of sold plots	88.57%	
vii.	Whether access provided to adjacent lands.	Yes	
viii.	Area of land not subdivided	-	-
ix.	O.S.R. required	5%	114.10
x.	O.S.R. proposed (Transformer EB)	Plot No.193	52.98

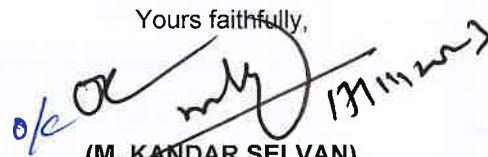
2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate	Amount
1	Scrutiny fee Receipt No.241781dt:29.03.2019 No.275550 dt:13.10.2023	(24 unsold plots)	Rs.500/-per plot	Rs.11,500/- (Already paid, Balance = 500)
2	Regularization charges vide DD No. 650554 dt. 11.10..2023 (Indian Bank)	2166.25sq.m	Rs.30/- per sq.m	Rs.64,988/-
3.	Land conversion charges vide DD No. 650555 dt. 11.10.2023 (Indian Bank)	2166.25sq.m	Rs.75/- per sq.m	Rs.1,62,469/-
4.	OSR Charges - Rs.1,47,720/- to remitted Bahour Commune Panchayat (Challan dt. 10.01.2023.)	(114.40 - 52.98) = 61.42sq.m (660.88sqft)	Rs.120/- per sq.ft	Rs 79,306/-

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 portions have been handed over to Commissioner, Bahour Commune Panchayat, Puducherry as confirmed vide reference F.No.22-3/BCP/NOC/2022-23/1391 dated 25.01.2023.
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.
9. The condition stipulated in the undertaking given through the notarized affidavit dated: 24.03.2023 submitted with respect to unsold plot area for 2166.25sq.m and road area for 5274.73sq.m, should be strictly adhered.

Yours faithfully,


(M. KANDAR SELVAN)
MEMBER SECRETARY

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 Chairman,
Puducherry Real Estate Regulatory Authority,
Puducherry.
3. The Director,
Directorate of Survey and Land Records, Puducherry.
4. The Commissioner,
Nettapakkam Commune Panchayat, Puducherry.
5. The Sub Registrar,
Office of the Sub Registrar, Bahour, Puducherry.

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15/11/2023