

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

No.PPA/ 489 /677/Z(BCP/UNAPPROVED LAYOUT/IP-APP)/2022-23 Date:

To

Thiru.S. Mahaveer,
No.11/6, Lettamgos Road,
Vepari, Chennai – 600 007.

29 NOV 2023

Sir,

Sub: Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of "**M/s.Sri Moogambigai Nagar**" situated at **R.S.No.68/2, 68/3, 69/1, Kattukuppam, Manapet Revenue Village**, Bahour Commune Panchayat, Puducherry -Reg.

Ref: 1. G.O.Ms.No.20/2017-Hg, Puducherry dated 20th October 2017,
2. G.O.Ms.No.2/2018-Hg, dt:23.2.2018, G.O.Ms.No.04/2018-Hg, dt:26.06.2018 &
G.O.Ms.No.16/2018-Hg, dt:12.12.2018.
3. Your application, dated 16.12.2022.

With reference to your application dated 16.12.2022 for regularization of unapproved residential layout in the name of "**M/s.Sri Moogambigai Nagar**" at **R.S.No.68/2, 68/3, 69/1, Kattukuppam, 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		19,530.16
2	Total number of plots	131	15,034.72
3	Plots sold	103	11,525.50
4	Unsold plots	28	3,509.22
5	Area of road portion		4,495.44
6	O.S.R. required @5%	5% of unsold plot area	175.46
7	O.S.R. proposed		Nil

(2) Details of payment made by the applicant:-

Sl.No.	Details	Extent (Sq.m)	Rate per (sq.m/Plot)	Amount
1	Scrutiny fee	131 (103-Sold plots) (28-unsold plots)	Rs.500/-	Total: ₹14,000/- Paid:₹14,000/-
2	Regularization charges vide DD No.018403 dt:24.11.2023 (HDFC Bank)	3,509.22Sq.m	Rs.30/-	₹ 1,05,277/-
3	Land conversion charges vide DD No.018402 dt:24.11.2023 (HDFC Bank)	3,509.22Sq.m	Rs.75/-	₹ 2,63,192/-

(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, Bahour Commune Panchayat, payable at Puducherry.
7. Road portion have been handed over Commissioner, Bahour Commune Panchayat, Puducherry vide gift deeds No35165 dt:17.11.2023, charges towards OSR has been collected and NOC offered vide letter F.No.81-73/BCP/Engg./JE1/2023-24 dated:21.11.2023.
8. This approval is issued based on the opinion of Bahour Commune Panchayat, PWD vide Letter No.81-48/BCP/Engg/JEI/2022-23/586 dt:20.06.2023.
9. This approval is issued based on the opinion of Electricity Department in their letter No.894/ED/EE-R(S)/Tech/F-27/2023-24 dt:23.06.2023.
10. This approval is issued based on the opinion of Directorate of Survey and Land Records vide Letter No.1115/DSLR/ADOS/2023 dt:05.10.2023.
11. This approval is issued based on the opinion of O/o Sub -Collector (Rev) South vide Letter No.0831/DCRS/B4/PPA/2023/1540 dt:11.07.2023.
12. This approval is issued based on the opinion of Legal Counsel vide Letter dt:05.07.2023.
13. The layout should be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulation and Development) Act, 2016.

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,
Bahour Commune Panchayat,
Puducherry.
5. The Sub Registrar,
Office of the Sub Registrar,
Bahour, Puducherry.