

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

No.PPA/ **83**6138/Z(BCP/Layout/IP-APP)/2019- 23

Dated: **23 FEB 2023**

To

Thiru. Kannaiyan & 2 Others,
No.3, Kanniyakoil Street,
Bahour,
Puducherry – 607 402.

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name of "Sri Vasa Garden" situated at R.S. No. 296/2Apt, Bahour Revenue Village, Bahour Commune Panchayat, Puducherry, promoted by **Thiru. Kannaiyan & 2 Others**, – 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: 28.3.2019
4. This Authority's letter No.6138/PPA/Z(BCP/Layout/IP-APP)/2022/29 dated 4.01.2023.
5. This Authority's letter No.6138/PPA/Z(BCP)/Layout/IP-APP/2019-23/370 dt:9.02.2023.

With reference to your application dated 28.03.2019 for regularization of unapproved residential layout in the name of **"Sri Vasa Garden" situated at R.S. No.296/2Apt, Bahour 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	-	8100.00sq.m
ii.	Total number of plots	51	5350.07sq.m
iii.	Total sold plots	27	3214.24sq.m
iv.	Total unsold plots	24	2134.71sq.m
v.	Area of road portion with Corner Splay	-	1378.05sq.m
vi.	O.S.R. required	5%	106.74sq.m
vii.	O.S.R. provided	-	Nil

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Scrutiny fee	51 (27 sold plots) (24 Nos. of unsold plots)	Rs.500/-	Rs.12000 (Already paid Rs.13000/-) Balance=Rs.Nil/-
2.	Regularization charges	2134.71sq.m	Rs.30/- per sq.m	Rs.64,042/- Paid vide DD No.593084 dt:10.02.2023 (Federal Bank) drawn in favour of CTP, TCPD.
3.	Land conversion charges	2134.71sq.m	Rs.75/- per sq.m	Rs.1,60,104/- Paid vide DD No.593085 dt:10.02.2023 (Federal Bank) drawn in favour of CTP, TCPD.

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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. The conditions stipulated by the Irrigation division, PWD vide letter No.1641/PW/EEI/DB/C-19/2021-22/486 dated: 19.4.2022 should be strictly adhered to.
8. Road portions have been handed over to Commissioner, Bahour Commune Panchayat, Puducherry as confirmed vide reference No.6-32/BCP/NOC/2022-23/1380 dated 19.01.2023 (Gift deed No.741 dated 11.01.2023).
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,


(M. KANDAR SELVAN)
MEMBER SECRETARY

Encl : Copy of layout "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.