

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

No.PPA/413 /145/Z(BCP/UNAPPROVED LAYOUT/IP-APP)/2023-24

Date:

To

Thiru.V.Pankaj,
P/A of Tvl.1.V.Bashingam,
2.D.Rajalakshmi, 3.B.Dana Thiyagou,
No.1, Duraisamy Achari Street,
Tindivanam, Tamil Nadu.

19 DEC 2024

Sir,

Sub: Puducherry Planning Authority – Regularization of unapproved residential layout in the name and style of **"Sri Krishnaa Avenue"** at **R.S.No.52/2A, 52/2B, Pillaiyarkuppam 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 05.06.2018 & 24.02.2023.
4. Corrected layout plan submitted on 29.11.2024.

With reference to your application dated 24.02.2023 for regularization of unapproved residential layout in the name of **"Sri Krishnaa Avenue"** at **R.S.No.52/2A, 52/2B, Pillaiyarkuppam 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		16,799.19
2	Total number of plots	116	13,893.39
3	Plots sold	65	8,100.98
4	Unsold plots	51	5,792.41
5	Area of road portion gifted to the local body		2,905.80
6	O.S.R. required @5%	5% of unsold plot area	289.62
7	O.S.R. gifted to the local body		442.47

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

Sl.No.	Details	Extent (Sq.m)	Rate per (sq.m/Plot)	Amount
1	Scrutiny fee Receipt No.102024240 dt:22.11.2024	116 (65-Sold plots) (51-unsold plots)	Rs.500/-	Total: ₹25,500/- Paid: ₹25,000/- paid: ₹500/-
2	Regularization charges	5,792.41Sq.m	Rs.30/-	₹ 1,73,772/- Paid vide DD No.078665 dt:12.11.2024 (Karur Vysya Bank)
3	Land conversion charges	5,792.41Sq.m	Rs.75/-	₹ 4,34,431/- Paid vide DD No.078666 dt:12.11.2024 (Karur Vysya Bank)

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9.12.24

(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. The application dt:05.06.2018 & 24.02.2023 submitted for the same layout may be read in conjunction.
8. Road portion and OSR have been handed over Commissioner, Bahour Commune Panchayat, Puducherry (i) vide gift deed No.14369 dt:28.05.2024 and NOC offered vide letter F.No.81-13/BCP/Engg./JE1/2024-25/164 dated:20.06.2024 & (ii) gift deed No.27638 dt: 03.10.2024 and NOC offered vide letter F.No.81-13/BCP/Engg/JE1/2023-24/479 dt:16.10.2024.
9. This approval is issued based on the opinion of O/o Sub -Collector (Rev) South vide Letter No.3644/SCRS/B7/PPA/2019 dt:05.07.2019.
10. This approval is issued based on the opinion of Legal Counsel vide Letter dt:01.11.2019 & 18.07.2023.
11. This approval is issued based on the opinion of Irrigation Division, PWD vide Letter No.1599/PW/EEI/DB/C-19/2020-21 dt:24.08.2020.
12. The order of the III Additional District Judge at Puducherry in the suit in O.S.No.49/2010, between the parties Thiru.C.Saravanan (Plaintiff) Thiru.A.Purushothaman (Defendant) regarding site bearing R.S.No.52/2B of Pillaiyarkuppam Revenue Village, Bahour Commune Panchayat, Puducherry shall be strictly adhered to.
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,

9/12/24

7/14
(V.BHUVANESWARAN)
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.