

PUDUCHERRY PLANNING AUTHORITY
JAWAHAR NAGAR, BOOMIANPET,
PUDUCHERRY

No. 69 /6978/PPA/Z(BCP/Layout/IP-APP)/2019-24

To

Dated:

12 8 FEB 2024

1. Thiru. V. Venkataragavan,
 2. Sakthivel - Power agent of V. Venkataragavan
 3. Thiruvambalame,
 4. Srimoolanathan,
 5. Dhandapani,
 6. Radjalachoumy,
 7. Kirubanandan,
 8. Gunavathy,
 9. Priyadharshni,
 10. Balaji,
 11. Girija

Power Agent of Thiru. Sakthivel

No.41, South Street, Bahour,
 Puducherry.

Sir,

Sub: PPA - Regularization of unapproved residential layout in the name of "Venu Nagar" situated at R.S.No.112/4,5,7,8,9, Cuddalore to Bahour Main Road, Bahour 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: 28.03.2019.
 4. This Authority's letter No.6780/PPA/Z(BCP/LAYOUT/IP-APP)/2019-23/121 dt: 12.01.2024.

With reference to your application dated 29.03.2019 for regularization of unapproved residential layout in the name of "Velu Nagar" situated at R.S.No.112/4,5,7,8,9, Cuddalore to Bahour Main Road, Bahour Revenue Village, Bahour Commune Panchayat Puducherry, "**In-principle layout frame work approval**" is hereby accorded for the said layout subject to the following conditions:-

1. Area Details:-

Sl. No	Description	Nos.	Extent
i.	Layout area	-	14594.64sq.m
ii.	Total number of plots	103	11274.7sq.m
iii.	Total sold plots	90	9780.33sq.m
iv.	Total unsold plots	13	1494.37sq.m
v.	Area of road portion		3291.34sq.m
vi.	Transformer yard		28.60sq.m
vii.	O.S.R. required excluding Transformer yard area	10%	74.71sq.m
viii.	O.S.R. proposed		Nil

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee (vide Receipt No.242264 dt:29.03.2019)	13unsold plots	Rs.500/- per plot	Already paid Rs.6,500/-
2.	Regularization charges (Indian Overseas Bank Vide DD No.818003 dt: 29.01.2024.)	1494.37sq.m	Rs.30/- per sq.m	Rs.44,831/- (Paid)
3.	Land conversion charges (Indian Overseas Bank Vide DD No.818004 dt: 29.01.2024.)	1494.37sq.m	Rs.75/- per sq.m	Rs.1,12,078/- (Paid)
4.	OSR charges	46.11sq.m (or) 496.14sq.ft.	Rs.140/- per sq.ft.	Rs.69,460/- Paid to Bahour Commune Panchayat

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 conditions stipulated by the Commissioner, Bahour Commune Panchayat, Puducherry, vide Letter No.81-68/BCP/Engg./JEI/22-24/457 dated: 17.05.2023 should be strictly adhered.
8. The conditions stipulated by the Executive Engineer, Electricity Department, vide No.3143/ED/EE-R(S)/Tech/F-27/2022-23, dated: 09.02.2023 should be strictly adhered.
9. The conditions stipulated by the Sub-Collector (Revenue) South Vide No.4078/SCRS/B7/PPA/2020/2014, dated: 09.09.2020 should be strictly adhered.
10. Road portions, has been handed over to the Commissioner, Bahour Commune Panchayat, Puducherry vide reference No.81-68/BCP/Engg./JE1/2023-24/835 dated: 23.08.2023 (Gift Deed No. 24670/2023, dated: 09.08.2023) and rectification deed No.38004/2023 dated:09.08.2023.
11. 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
PUDUCHERRY PLANNING AUTHORITY

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.