

DATED : 7.1.2010

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**GOVERNMENT OF PUDUCHERRY**  
**OFFICE OF THE SUB COLLECTOR (REV) SOUTH**

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**No Objection Certificate**  
**For Land Acquisition**  
**&**  
**Land Reforms**

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GOVERNMENT OF PUDUCHERRY  
OFFICE OF THE SUB COLLECTOR (REV.) SOUTH

No.6133/SCR5/LR/C1/2008-09

Villianur, dt.

7.1.2010

To  
The Member Secretary  
Puducherry Planning Authority,  
Jawahar Nagar,  
Puducherry

Sir,

Sub: SCRS - Issuing clearance to the land at R.S. No. 18/2, 20/2, 20/3, 23/2, 25/2, 24/2, 24/3, 29/2, 20/4, 28/1, 26/2, 31/2, 25/3, 29/4pt, 23/5, 30/2, 30/4, 29/4, 29/5, 19/2, 19/4, 22/2, 26/11 of Pillayarkuppam Revenue Village and R.S. No.286/4, 286/5, 286/6, 286/7, 288/1A, 148/2, 146/3, 147/1, 149/8, 286/8, 147/3, 147/4 and 282/3 of Sellamedu Revenue Village - Reg.

Ref: Letter No.2776/PPA/5B/2/2008 dated 7.10.2009 of the Member Secretary, Puducherry Planning Authority, Puducherry.

I am to refer the letter cited and to state that on perusal of the report furnished by Tahsilidar, Taluk office, Bahour and on scrutiny of the documents submitted by M/s. Pelican Realty Ventures Pvt. Ltd. and six others it is noted that the firm has purchased the following lands at Pillayarkuppam and Sellamedu Revenue Villages.

(1) M/s. Pelican Realty Ventures Pvt. Ltd.

Sl. No.	R.S. No.	Extent (Ha. A. Ca)	Extent in Std. Ha.	Revenue Village
1.	19/2	0-19-00	0.1900	Pillayarkuppam
2.	19/4	0-43-25	0.4325	Pillayarkuppam
3.	19/4	0-26-75	0.2675	Pillayarkuppam
4.	22/2	1-34-00	1.3400	Pillayarkuppam
5.	26/11	0-73-00	0.7300	Pillayarkuppam
6.	149/8	0-28-00	0.2800	Sellamedu
7.	286/8	0-22-00	0.2200	Sellamedu
8.	15/2	0-95-00	0.9500	Pillayarkuppam
9.	17/1	0-20-00	0.2000	Pillayarkuppam
11.	32/2	0-20-00	0.2000	Pillayarkuppam
13.	33/5	0-28-00	0.2800	Pillayarkuppam
Total		5-09-00	5.0900	

It is stated that on perusal of revenue records it is ascertained that the lands purchased by M/s. Pelican Realty Ventures Pvt. Ltd. are not covered under the Land Acquisition / Land Reforms proceedings.

(2) Thiru. Jnaneshwar S/o. Srinivasan

Sl. No.	R.S. No.	Extent (Ha. A. Ca)	Extent in Std. Ha.	Revenue Village
1	23/5	0-37-50	0.3750	Pillayarkuppam
2	30/2	0-58-00	0.5800	Pillayarkuppam
3	30/4	1-09-50	1.0950	Pillayarkuppam
4	29/4	0-53-50	0.5350	Pillayarkuppam
5	29/5	0-70-00	0.7000	Pillayarkuppam
Total		3-28-50	3.2850	

It is stated that on perusal of revenue records it is ascertained that the lands purchased by Thiru. Jnaneshwar S/o. Srinivasan are not covered under the Land Acquisition / Land Reforms proceedings.

(3) Thiru. K.V. Nagesh S/o. K.S. Vittal Rao

Sl. No.	R.S. No.	Extent (Ha. A. Ca)	Extent in Std. Ha.	Revenue Village
1	24/2	0-96-50	0.9650	Pillayarkuppam
2	24/3	1-02-00	1.0200	Pillayarkuppam
3	29/2	0-01-00	0.0100	Pillayarkuppam
4	283/1A	0-34-10	0.2410	Selamedu
5	148/2	0-65-90	0.6690	Selamedu
6	148/2	0-26-75	0.2675	Selamedu
7	148/2	0-26-75	0.2675	Selamedu
8	148/2	0-30-25	0.3025	Selamedu
Total		3-84-25	3.8425	

It is stated that on perusal of revenue records it is ascertained that the lands purchased by Thiru. K.V. Nagesh S/o. K.S. Vittal Rao are not covered under the Land Acquisition / Land Reforms proceedings.

(4) M/s. Trans Corporate Services Pvt. Ltd.

Sl. No.	R.S. No.	Extent (Ha. A. Ca)	Extent in Std. Ha.	Revenue Village
1	18/2	1-42-00	1.4200	Pillayarkuppam
2	20/2	0-56-00	0.5600	Pillayarkuppam
3	20/3	0-45-50	0.4550	Pillayarkuppam
4	23/2	0-32-50	0.3250	Pillayarkuppam
5	25/2	0-52-00	0.5200	Seliamedu
6	146/3	0-85-00	0.8500	Seliamedu
7	147/3	0-44-50	0.4450	
Total		4-57-50	4.5700	

It is stated that on perusal of revenue records it is ascertained that the lands purchased by M/s. Trans Corporate Services Pvt. Ltd. are not covered under the Land Acquisition / Land Reforms proceedings

(5) M/s. Kochar Properties Pvt. Ltd

Sl. No.	R.S. No.	Extent (Ha. A. Ca)	Extent in Std. Ha.	Revenue Village
1	20/4	0-21-00	0.2100	Pillayarkuppam
2	28/1	0-31-33	0.3133	Pillayarkuppam
3	28/2	0-59-50	0.5950	Pillayarkuppam
4	31/2	1-18-00	1.1800	Seliamedu
5	147/3	0-47-00	0.4700	Seliamedu
6	147/4	0-71-53	0.7153	Pillayarkuppam
7	10/3A	0-29-98	0.2998	Pillayarkuppam
8	11/2	0-53-53	0.4460	Pillayarkuppam
9	11/4	0-13-38	0.1115	Pillayarkuppam
10	11/5	0-08-53	0.0710	Pillayarkuppam
11	11/7	11/9 0-24-61	0.2050	Pillayarkuppam
	15/3			Pillayarkuppam
12	12/2	1-47-18	1.2265	
Total		6-25-57	5.7934	

It is stated that on perusal of revenue records it is ascertained that the lands purchased by M/s. Kochar Properties Pvt. Ltd are not covered under the Land Acquisition / Land Reforms proceedings

(6) Tmt. Shanthi W/o. Santharam and Thiru. B. Jayasankar S/o. Baktavachalam

Sl. No.	R.S. No.	Extent (Ha. A. Ca)	Extent Std. Ha.	in Revenue Village
1	282/3	1-26-00	1.2600	Sellamedu
2.	282/3	0-65-50	0.6550	Pillayerkuppam

It is stated that on perusal of revenue records it is ascertained that the lands purchased by Tmt. Shanthi W/o. Santharam and Thiru. B. Jayasankar S/o. Baktavachalam are not covered under the Land Acquisition / Land Reforms proceedings

(7) 1. Bharathan S/o. Rajamanikam 2. Radhika W/o. Govindaraj 3. P.P. Jose S/o. Pathrose 4. Jobby Joseph S/o. K.C. Joseph 5. N. Ravindran Nair S/o. Narayanan and 6. Ravichandiran S/o. Gopal

Sl. No.	R.S. No.	Extent (Ha. A. Ca)	Extent Std. Ha.	in Revenue Village
1	286/4	0-02-50	0.0250	Sellamedu
2.	286/5	0-08-00	0.0800	Sellamedu
3.	286/6 286/7	0-18-00	0.1800	Sellamedu

It is stated that on perusal of revenue records it is ascertained that the lands purchased by 1. Bharathan S/o. Rajamanikam 2. Radhika W/o. Govindaraj 3. P.P. Jose S/o. Pathrose 4. Jobby Joseph S/o. K.C. Joseph 5. N. Ravindran Nair S/o. Narayanan and 6. Ravichandiran S/o. Gopal are not covered under the Land Acquisition / Land Reforms proceedings

In view of the above facts, I am to state that the land purchased by an individual person and the share of the individual person held in the name of the company within the ceiling limit prescribed under the Pondicherry Land Reforms (fixation of ceiling on land) Act, 1973. Further I am to inform that the land at R.S. No. 18/2, 20/2, 20/3, 23/2, 25/2, 24/2, 24/3, 29/2, 20/4, 28/1, 28/2, 31/2, 25/3, 29/4pt, 23/5, 30/2, 30/4, 29/4, 29/5, 19/2, 19/4, 22/2, 26/11 of Pillayerkuppam Revenue Village and at R.S. No. 286/4, 286/5, 286/6, 286/7, 283/1A, 149/2, 146/3, 147/1, 149/8, 286/8, 147/3, 147/4 and 282/3 of Sellamedu Revenue Village are not covered under Land acquisition / Land Reforms proceedings.

This is for kind information and necessary action please.

Yours faithfully,

  
(Dr. FRANKLIN MALTINKHUMA, I.A.S)  
SUB COLLECTOR (REV.) SOUTH

DEPARTMENT OF REVENUE AND DISASTER MANAGEMENT

DATED : 22.4.2010

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# MATHURAA NAGAR

PINNACHIKUPPAM ROAD

BAHOUR COMMUNE

PUDUCHERRY

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- ❖ Permission for Land Conversion from Agricultural to Residential
- ❖ Revenue Department NOC for Land Acquisition / Land Reforms
- ❖ PWD Permission for Proposed Layout
- ❖ PWD Permission for Construction of RCC Culvert

PUDUCHEERY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHEERY.

No. 2776 PPA/Z (SB/2)/layout/2008-10/1682

Dt. 22 APR 2010

To  
The Pelican Reality venture & six other,  
No. 50, Vellala street,  
Puducherry.

Sir,

Sub: Puducherry Planning Authority - approval for housing layout at R.S. No: 18/2, 20/2, 20/3, 23/2, 25/2, 24/2, 24/3, 29/2, 20/4, 28/1, 28/2, 31/2, 26/3, 29/4a, 29/5, 30/2, 30/4, 29/4, 29/5, 19/2, 19/4, 22/2, 26/11, of Pillaiyarkuppam Revenue village & R.S. No. 286/4, 286/5, 286/6, 286/7, 283/1A, 148/2, 148/3, 147/1, 149/3, 286/8, 147/3, 147/4, 282/3, of Sellamedu revenue village, Bahour Commune Panchayat, Puducherry - Reg.

Ref: 1. Your application dated 14.10.2008

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With reference to the subject mentioned above, I am to inform you that your proposal for revised layout approval was placed in the PPA Committee Meeting held on 30<sup>th</sup> March 2010.

The proposal was examined by the committee and agreed in principle subject to condition that the proposal shall be cleared after obtaining N.O.C. for handing over of road portion, park & solid waste management area to the Bahour commune Panchayat, Puducherry.

1. The roads, plots, corner splay, park / open space, area earmarked for solid waste management etc., have to be demarcated as per the plan submitted.
2. NOC obtained from Commissioner, Bahour commune Panchayat should be produced after handing over of road portions/park area and space for solid waste management and on remittance of infrastructural development charges.

This is for your information and necessary action.

Yours faithfully,

  
(A. SRI SANKARI)  
MEMBER SECRETARY

Copy to: ✓  
The Commissioner,  
Bahour Commune Panchayat,  
Puducherry.

For information and necessary action.  
A copy of the layout is enclosed for

DATED : 4.10.2009

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GOVERNMENT OF PUDUCHERRY  
DEPARTMENT OF AGRICULTURE  
STATE LAND USE BOARD

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No.70/Agd/SLUB/2009-10/K/119

Puducherry, dt 07/10/2009

To  
The Member Secretary,  
Puducherry Planning Authority,  
Puducherry.

Sir,

Sub: Agriculture - State Land Use Board - No Objection Certificate for Land Use Conversion from Agricultural to Residential at various R.S.Nos in Pillaiyarkuppam & Seliamedu Revenue Villages in Bahour Commune, Puducherry by M/s. Pelican Reality Ventures Pvt. Ltd., Chennai and six others - Issued -Reg.

Ref: Your letter No.2776/PPA/SB/2/2008/1708, dt.20-04-2009 and 07-07-2009.

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With reference to the letters cited on the subject mentioned above, it is stated that after careful consideration, this department has no objection from the land use planning angle for allowing conversion to an area of 1,77,077 Sq. mtrs by M/s. Pelican Reality Ventures Pvt. Ltd., and six Others, Chennai, towards the establishment of a residential layout by name Mathura Town, covering Pillaiyarkuppam and Seliamedu Revenue Villages in Bahour Commune in Puducherry, as detailed below :-

1. Region : Puducherry
2. Commune : Bahour
3. Resurvey Nos involved :-
  - a) Pillaiyarkuppam Revenue Village - 18/2; 20/2; 20/3; 23/2; 25/2;  
24/2; 24/3; 29/2; 29/4; 28/1  
28/2; 31/2; 25/3; 29/4pt;  
23/5; 30/2; 30/4; 29/4; 29/5;  
19/2; 19/4; 22/2; 26/11
  - b) Seliamedu Revenue Village - 286/4; 286/5; 286/6; 286/7;  
283/1A; 148/2; 146/3; 147/1;  
149/8; 286/8; 147/3; 147/4; 282/3
4. Extent of conversion allowed
  - a) Roads - 44,455 Sq.mts.
  - b) Solid waste management - 3,230 Sq.mts.
  - c) Electricity - 1,129 Sq.mts.
  - d) Plot area - 1,23,559 Sq.mts.
  - e) Group houses - 4,704 Sq.mts.

1,77,077 Sq.mts.

.....2/-



2. The land clearance is being accorded subject to the following conditions :-

- (i) The applicant shall not disturb the extent of land other than the one approved for conversion.
- (ii) The agency shall promote suitable rainwater harvesting structures in their layout in consultation with State Ground Water Unit of this Department.
- (iii) Greenery and landscaping shall be maintained within the proposed layout, to the maximum extent possible for ecological and aesthetic purposes.
- (iv) The applicant shall obtain other necessary clearances, from the Departments / civic agencies concerned directly and the Puducherry Planning Authority shall ensure the completion of other procedural formalities, before issue of necessary orders.
- (v) The poramboke land at R.S.No. 282/2 should not be disturbed and shall be handed over to the authorities concerned.
- (vi) The channels in R.S.Nos. 282/1 ; 26/2 ; 25/1 ; 29/1 ; 30/3 ; 24/1 ; 23/1 ; 20/1 ; 22/1 ; 21/2 ; 17/8 ; 147/2 ; 146/1 and 30/1 and the waterway intersecting the proposed park shall not be disturbed and handed over to the authorities concerned. The bridges suggested to be provided across the channels, by this Department and the Public Works Department, Puducherry shall be complied without any deviation.
- (vii) The promoter shall ensure that there is no hindrances in any form to the private properties situated in R.S.Nos. 18/3 ; 17/1 ; 17/3 ; 17/4 ; 17/5 ; 17/6 ; 17/7 ; 17/9 ; 17/10 ; 21/4 ; 21/5 ; 21/3 ; 20/5 ; 21/1 ; 19/5 ; 23/4 ; 23/3 ; 29/2 ; 29/3 ; 28/1 ; 19/1 ; 285/1 ; 283/7 ; 283/9B ; 283/9A ; 283/1A. ; 146/2 and 28/1.
- (viii) The firm shall ensure proper access to the private properties at R.S.Nos. 28/1 and 283/1A at their own cost.
- (ix) The functional borewells at R.S.Nos. 23/3 and 23/4 shall not be disturbed without the consent of the State Ground Water Unit of this Department.
- (x) The conversion would not be applicable for the proposed park (14,482 Sq.mts.) and the reserve area (19,449 Sq.mts.). The park area shall be handed over by the promoter to the authorities concerned.

.....3/-

3. The Puducherry Planning Authority is hereby informed that the opinion of this Department is restricted to the conversion of the land for non-agricultural purposes alone and irrespective of the clearance for the conversion of land given by this Department, the Puducherry Planning Authority shall independently satisfy themselves and ensure the legal ownership of the property, adherence to the Acts & Rules in force for the promotion of layouts, provisions for civic amenities and all other attendant formalities etc., The Puducherry Planning Authority shall also regulate the use of the reserved area marked in the layout and the conversion of the said area will be dealt specifically, if intimated by the Puducherry Planning Authority, separately.

4. Further, the applicant may be specifically informed while issuing the clearance that failure to abide by any of the above mentioned conditions would result in the cancellation of the permission issued.

Yours faithfully,



(S. JAYASANKAR)

ADDITIONAL DIRECTOR OF AGRICULTURE (LUP)

Copy to :

1. The Hydrogeologist, State Ground Water Unit, Thattanchavady.
2. The Commissioner, Bahour Commune Panchayat, Puducherry.
- 3. Stock file/ Spare copy.