

**PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET  
PUDUCHERRY  
FORM - 4  
[Bye - Law 8 (1)]**

No. PPA/2972/13023/Z(VCP)/SB/LAYOUT/2021

Date: 26 APR 2021

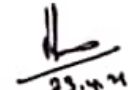
To

**Tmt. Yassimine Begame,  
W/o. Thiru. Nazir Ahamed,  
No.11, Kizhakku Sannathi Veethi,  
(Annai Thirumana Nilayam Backside),  
Villianur, Puducherry-605110.**

With reference to your application No. Nil, dated 15<sup>th</sup> November 2019 for the grant of permission to form a Residential Layout in the name & style of "Anbu Garden" at R.S.No.132/1, 132/2A, Oussudu Revenue Village, Villianur Commune Panchayat, Puducherry, I have to state that the same has been permitted as per plan enclosed subject to the following conditions:-

1. The conditions stipulated in the NOC issued by the Electricity Department, Puducherry vide letter No.981/ED/EE-R(N)/TECH/F.TO/2020-21 dated 23.06.2020 should be strictly adhered to. (copy enclosed)
2. The Layout Promoter /Owners shall not encroach any Government land/ canal /road portion adjoining or passing, through the layout, in any manner.
3. EWS plots as earmarked in the layout shall comply to G.O.Ms.No.5/2015-Hg dt.26.02.2015 (copy enclosed).
4. The Layout Promoter /Owner shall settle any legal disputes in the court of law in respect of the title deed and the Puducherry Planning Authority shall be indemnified.
5. The layout approval will be revoked if the same has been obtained by furnishing any false information / statement / suppression of facts or misrepresentation of material facts.
6. The layout has to be registered with the Puducherry Real Estate Regulatory Authority as per the section 3 of the Real Estate (Regulation and Control) Act, 2016.



  
 23.4.21  
**(V. BHUVANESWARAN)  
MEMBER SECRETARY  
PUDUCHERRY PLANNING AUTHORITY**

- Encl:-**
1. One Approved Layout plan.
  2. G.O.Ms.No.5/2015-Hg dt.26.02.2015 .
  3. Copy of Electricity Department NOC.

**Copy to:-**

1. The Commissioner, Villianur Commune Panchayat, Puducherry.
2. The Director, Directorate of Survey and Land Records Puducherry.
3. The Sub Register, Villianur, Puducherry.
4. The Superintendent Engineer-III, Electricity Department, Puducherry.
5. The Nodal Officer, RERA, Puducherry.

**Note:-**

Road portions and OSR have been handed over to Commissioner, Villianur Commune Panchayat, Puducherry vide reference No.20-23/VCP/Layouts/JE(O)/2020-2021/780 dated 19.03.2021. (Gift deed No.7329, dt.17.03.2021)

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# புதுச்சேரி மாநில அரசிதழ்

## La Gazette de L'État de Pondouchéry

### The Gazette of Puducherry

#### PART - II

சிறப்பு வெளியீடு	EXTRAORDINAIRE	EXTRAORDINARY
அதிகாரம் பெற்ற வெளியீடு	Publiée par Autorité	Published by Authority
விலை : ₹ 6-00	Prix : ₹ 6-00	Price : ₹ 6-00

எண் } 14	புதுச்சேரி	செவ்வாய்க்கிழமை	2015	10	மார்ச்	10
No. } 14	Poudouchéry	Mardi	10	Mars	2015	2015
No. } 14	Puducherry	Tuesday	10th	March	2015	2015

( 19 Phalguna 1936 )

#### GOVERNMENT OF PUDUCHERRY CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 5/2015-Hg., dated 26th February 2015)

#### NOTIFICATION

In exercise of the powers conferred by section 47 of the Puducherry Town and Country Planning Act, 1969 (No. 13 of 1970), the Lieutenant-Governor, Puducherry in consultation with the Town and Country Planning Department, hereby makes the following amendment to the Puducherry Building Bye-laws and Zoning Regulations, 2012 issued in the notification in G.O. Ms. No. 5/2012-Hg., dated 5-3-2012 of the Chief Secretariat (Housing) and published in the Extraordinary Official Gazette Part-I, No. 21, dated 8th March 2012, namely :—

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3. **Amendment of Annexure-II.**— In the said bye-laws and zoning regulations, in Annexure-II Regulation for Lay-out and Sub-divisions of land, after the sub-clause 6 (a), the following shall be inserted, namely :—

“6 (b) In cases, where the extent of the residential layout exceeds 3,000 square metres, ten per cent (10%) of layout area (excluding roads) shall be developed as economically weaker section/lower income group plots. The plot area for these groups shall not be less than 35 square metres and shall not exceed 60 square metres with a minimum plot width of 3.0 metres. The owner or developer or promoter shall sell these plots only for this purpose, no conversion or amalgamation is permissible in these cases of economically weaker section plots.”.

4. **Amendment of Annexure-XI.**— In the said bye-laws and zoning regulations in Annexure-XI, Special Buildings and Group Developments under Category (A) Special Buildings, for the entries in item (2), the following shall be substituted, namely :—

“(2) The minimum width of road on which the site abuts shall be 9.0 metres, however a building for residential use may be permitted on a site abutting or gaining access from a 6.0 metres wide road, except in Mahe region.

In Mahe region, the minimum width of the road on which the site abuts shall be 4.0 metres for all uses and a minimum front setback of 3.0 metres, shall be provided.

*Note :* Kalyana mandapam/Reception hall, cinema theatres and multiplex complexes shall be permitted only along roads of width of minimum 12.0 metres.

*Explanation :* The road width means average road width in front of the plot in question and for a few metres on either side for purposes of measurements to be taken in conjunction with the average width of that road in general.”.

5. **Amendment of Annexure-XV.**— In the said bye-laws and zoning regulations, in Annexure-XV Special rules for multi-storeyed buildings,