

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

No. PPA/2499 / 2789 / Z(VCP)/SB/LAYOUT/2021

Date:

To ✓

28 APR 2021

1. **Tmt. S. Shanmuga Sundari,**
 2. **Thiru. S. Selvakumaran,**
 3. **Thiru. S. Selvavinayagamoorthi,**
 4. **Tmt. V. Selvabarady,**
 5. **Thiru. S. Senthamaraikannan,**
- No.22, Mariamman Koil Street,
Uruvaiyaru, Villianur,
Puducherry.

With reference to your application No. Nil, dated 8th June 2020 for the grant of permission to form a Residential Layout in the name & style of "Thirumurugan Nagar" at **R.S.No.58/1pt, 60/3pt, Uruvaiyaru 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.2352/ED/EE-R(S)/Tech/F-27/2020-21 dated 22.12.2020 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 Development) Act, 2016.



(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 handed over to Commissioner, Villianur Commune Panchayat, Puducherry vide reference No.20-22/VCP/Layouts/JE(M)/2020-2021/11092 dated 31.03.2021. (Gift deed No.7766, dt.22.02.2021)

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புதுச்சேரி மாநில அரசிதழ்
La Gazette de L'État de Poudouchéry
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	புதுச்சேரி	செவ்வாய்க்கிழமை	2015	19	மார்ச்	10
No.	14	Poudouchéry	Mardi	10	Mars	2015
No.		Puducherry	Tuesday	10th	March	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 :—

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,

No.2352 /ED/EE-R(S)/Tech/F-27/2020-21
GOVERNMENT OF PUDUCHERRY
ELECTRICITY DEPARTMENT

Puducherry, Dt. 22-12-2020

To

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

JTP(P.S)

Puducherry Planning Authority	
RECEIPT No.	8017
Date	23 DEC 2020

23.12.20
JTP (PS)

Sir,

Sub: Electricity Department, Puducherry – EE-R(S) – Regularization of unapproved Residential Layout in the name of Tmt. Sanmuga Sundari & Others situated at R.S No.58/1pt, 60/3pt, Uruvaiyaru Revenue Village, Villianur panchayat, Puducherry – Technical Opinion/Views -Furnished – Reg.

23.12.20
JTP (PS)

Ref: 1) No.2789/PPA/Z (VCP/LAYOUT)/PR-APP/11470, Dt.09.11.2020
2) No.1435/ED/AEE-RS/2020-21, Dt.18-12-2020

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With reference to the letter cited above, technical Opinion/Views of this department for the Regularization of unapproved Residential Layout by situated in the name of Tmt. Sganmuga Sundari & Others by situated at R.S No.58/1pt, 60/3pt, Uruvaiyaru Revenue Village, Villianur panchayat, Puducherry are appended below for further process by the Planning Authority:-

- 1) There is no EHT/HT / LT / OH/UG electrical lines crossings in the layout.
- 2) All other conditions should be complied with as per the Joint Electricity Regulatory Commission (Electricity Supply Code) Regulation 2018.

Two copies of approved plan may be sent to this office for records.

Yours faithfully,

22/12/20

YK EXECUTIVE ENGINEER
RURAL (SOUTH)

Copy submitted to

The Superintending Engineer O&M, Pdy. Region - for kind information

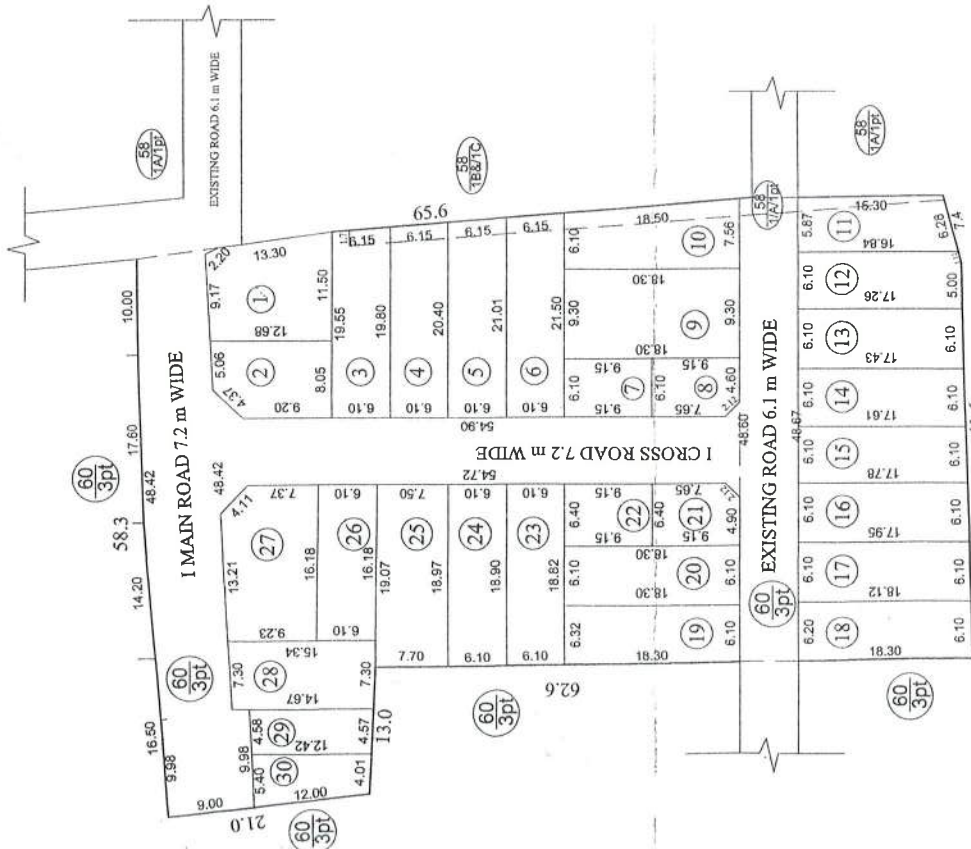
Copy to

The Assistant Executive Engineer / RS

PLAN SHOWS THE PROPOSED LAYOUT IN THE NAME OF "THIRUMURUGAN NAGAR" AT R.S.No. 58/1pt, 60/3pt, UPUVAIYARU REVENUE VILLAGE, VILLIANUR COMMUNE PANCHAYAT, PUDUCHERRY.

28 APR 2021
Layout Plan Approved
No.PPA/2499/1,2789/Z(Layou VCP)2021.

MEMBER SECRETARY
PUDUCHERRY PLANNING AUTHORITY



LAYOUT PLAN

(SCALE 1:100)

EXTENT DETAILS

R.S.No	H	A	Ca	Sum
60/3pt	0	11	1	12
60/3pt	0	11	1	12
60/3pt	0	11	1	12
TOTAL	0	33	3	36

ROAD PORTION AREA

Number of Regular Plot	24
Number of E.W.S Plot	6
Total Number of Plot	30

Road Name	Length (m)	Width (m)	Area (m ²)
1 Main Road	48.42	7.20	348.62
1 Cross Road	54.72	7.20	394.63
Cul de sacs	5.98	9.00	53.82
Corner Solays (3m X 3m)	2 Nos.	9.00	18.00
Corner Solays (1.5m X 1.5m)	3 Nos.	3.39	10.17
Total			845.47

LEGEND

- SITE BOUNDARY
- PLOT
- ROAD
- F. LINE

E.W.S PLOT AREA DETAILS

SL. Number	Plot Number	Area (m ²)
1	7	55.82
2	8	54.69
3	21	57.43
4	22	58.56
5	29	57.90
6	30	57.45
Total		341.85

REGULAR PLOT AREA DETAILS

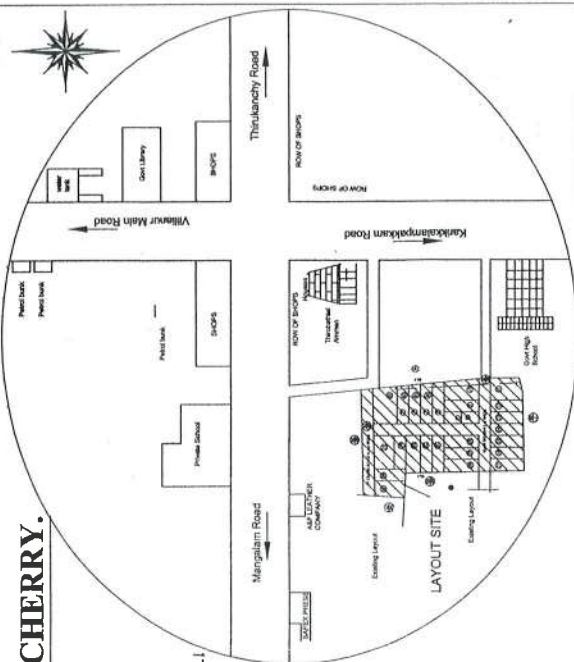
SL. Number	Plot Number	Area (m ²)
1	1	151.85
2	2	95.70
3	3	120.51
4	4	123.11
5	5	126.62
6	6	130.19
7	9	170.19
8	10	125.67
9	11	94.32
10	12	105.21
11	13	105.80
12	14	106.87
13	15	107.94
14	16	108.98
15	17	110.01
16	18	111.99
17	19	113.64
18	20	111.63
19	23	115.05
20	24	115.50
21	25	146.45
22	26	96.70
23	27	154.21
24	28	109.54
Total		2859.89

ALL DIMENSIONS ARE IN METER

Area Details	Area (m ²)
TOTAL LAYOUT AREA	4047.21
ROAD PORTION AREA	845.47
REGULAR PLOT AREA	2859.89
E.W.S PLOT AREA	341.85
E.W.S PLOT AREA REQUIRED (10%)	320.17
OSR REQUIRED (10%)	82.84
OSR PROVIDED	NIL

SITE PLAN

Not To Scale



OWNER
K. AMBALAVANAN, M. ARCH. A.I.A.
Reg No. 3-1998/PALICRA/2020
NEO DESIGN ARCHITECTS
No.159B, Fourth Cross St. C.R. Nagar,
Kasapattanam (P.O.) Kumbakonam - 605 012.
Cell: 9442123271, 6793445967
ARCHITECT