

011209

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

6611

No. PPA/ /683/Z (SB- R -Layout)/2020 -21

Date:

To

17 NOV 2021

1. **Thiru. Marie Joseph Philomenadin
Aristide @ A. Christopher,**
2. **Thiru. Marie Jean Amalore,**
No.20, Konda Reddy Street,
Reddiarpalayam,
Puducherry – 10.

With reference to your application No. Nil, dated **31st January 2020** for the grant of permission for **proposed residential layout in the Name and style of "S.V. Avenue"** situated at **R.S.No.134/2, Reddiarpalayam Revenue Village, Oulgaret Municipality, Puducherry**. I have to state that the same has been permitted as per plan enclosed subject to the following conditions.

1. The conditions stipulated by the Electricity Department, Puducherry, vide Letter No.5139/ED/EE-R(N)/TECH/F.TO/2020-21 dated 09.02.2021 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. 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 indemnify.
4. 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.
5. The layout has to be registered with the Puducherry Real Estate Regulating Authority as per the section 3 of the Real Estate (Regulation and Development) Act, 2016.



(Signature)
(17.11.21)
(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..

Copy to:-

1. The Commissioner, **Oulgaret Municipality**, Puducherry.
2. The Director, Directorate of Survey and Land Records, Puducherry.
3. The Sub Register, Oulgaret, Puducherry.
4. The Superintendent Engineer –III, Electricity Department, Puducherry.
5. The Nodal Officer, RERA Puducherry.

(Signature)
(Signature)

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The Gazette of Puducherry

PART - II

| சிறப்பு வெளியீடு | EXTRAORDINAIRE | EXTRAORDINARY |
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| No. } Puducherry | Tuesday | 10th | March 2015 |
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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 :—

[117]

Phustopher
Mani for cibale

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.

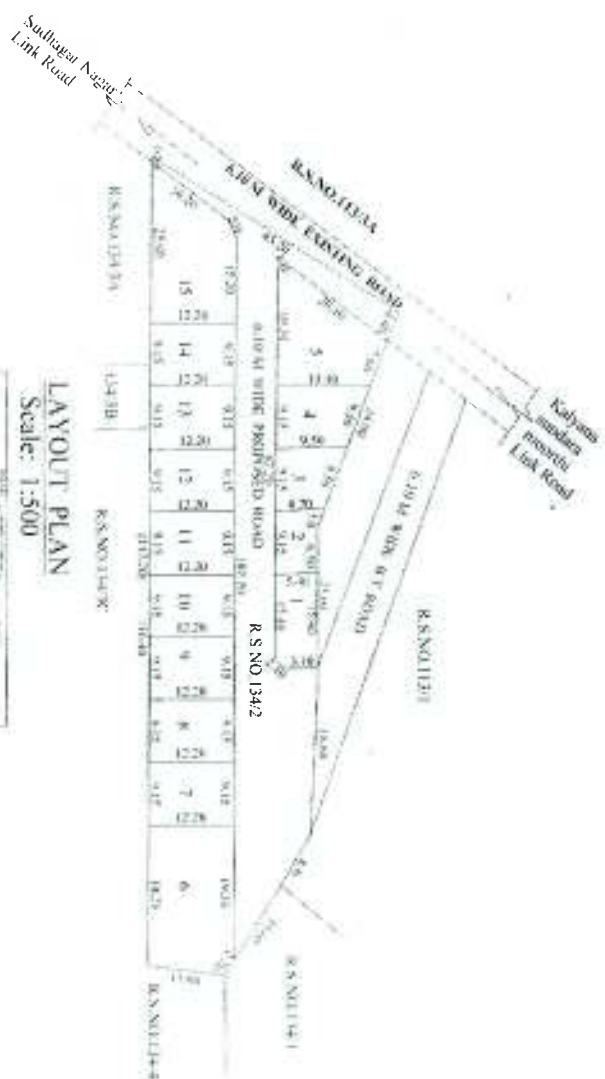
In Mahe region, the minimum width of the road on which the site abuts shall be 4.0 metres for all uses and a minimum front setback of 3.0 metres, shall be provided.

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,

Christopher
Minister for Urban



LAYOUT PLAN
Scale: 1:500



| R.S. No. | LAND AREA DETAILS | |
|----------|--------------------------------------|---------------|
| | Total Extent | As Per Layout |
| 134/2 | (00-25-00)Hac (or) 2500 Sq.mt. | 2500 Sq.mt. |

KEY PLAN
PLOT AREA DETAILS

| Plot No | Sq. Mt | Plot No | Sq. Mt | Plot No | Sq. Mt |
|---------|--------|---------|--------|---------|--------|
| 1 | 77.40 | 6 | 241.66 | 11 | 111.48 |
| 2 | 55.35 | 7 | 111.48 | 12 | 111.48 |
| 3 | 74.11 | 8 | 111.48 | 13 | 111.48 |
| 4 | 103.40 | 9 | 111.48 | 14 | 111.48 |
| 5 | 196.37 | 10 | 111.48 | 15 | 247.57 |

| Sl. No. | Name Of the Road | Extent in Sq.mt. |
|---------|---------------------------------|------------------|
| 1 | Existing Road Portion | 91.42 |
| 2 | Proposed Road Portion | 517.50 |
| 3 | Proposed Road Corner Splay area | 3.38 |

ROAD AREA DETAILS

PROPOSED RESIDENTIAL LAYOUT IN THE NAME OF S.V. AVENUE (PLOT NO. 1 TO 15) SITUATED AT R.S.NO:134/2, REDDIARPALAYAM, REDDIARPALAYAM REVENUE VILLAGE, OULGARET MUNICIPALITY, PUDUCHERRY.

All Dimensions in are Meter

Scale: 1:500

Reference:

Layout Total Extent: 0.25 Hecare (or) 2500 Sq.mt

Proposed Plot : 15 NOS : 189.70 Sq.mt

Road Details

Existing Road Extent : 91.42 Sq.mt

Proposed Layout Road Extent corner splay Extent : 3 NOS : 47.40 Sq.mt (or) 517.50 Sq.mt

Total Road Extent : 612.30 Sq.mt

Layout Boundary:

Approach Road (existing):

Proposed Layout Road:

O.S.R

CORNER SPLAY 1.5m X 1.5m Provided for Plot no 1, 5 and 15

Approved Authority

Layout Plan Approver

MEMBER SECRETARY

PUDUCHERRY PLANNING AUTHORITY

17 MAY 2021

Engineer Signature:

Owner:

Handwritten signature in blue ink.

