

**PUDUCHERRY PLANNING AUTHORITY  
JAWAHAR NAGAR, BOOMIANPET,  
PUDUCHERRY**

No.PPA / 914 / 6780 / PPA / Z(BCP/Layout/IP-APP) / 2019-22

Dated:

23 MAY 2022

To  
**Thiru. E. Mohandass Power agent of  
R.Janarthanan,**  
No.69, Mariamman Koil Street,  
Kirumampakkam, Bahour,  
Puducherry.

Sir,

**Sub:** PPA - Regularization of unapproved residential layout in the name of "Avinan Gudi Nagar" situated at R.S.No.98/1pt, Kirumampakkam 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 20<sup>th</sup> 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: 29.03.2019  
4. This Authority's letter No.6780/PPA/JTP(SG)/Z(BCP/LAYOUT/IP-APP)/2019-22/161 dt: 10.01.2022.

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With reference to your application dated 29.03.2019 for regularization of unapproved residential layout in the name of "Avinan Gudi Nagar" situated at R.S.No.98/1pt, Kirumampakkam Revenue Village, Bahour Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following conditions:-

Area details; -

Sl. No	Description	Nos.	Extent
i.	Layout area		10,852.17sqm
ii.	Total number of plots	60	8151.86sqm
iii.	Total sold plots	20 nos.	3085.95sqm.
iv.	Total unsold plots	40 nos.	5065.91sqm
v.	Area of road portion		2479.43Sqm
vi.	O.S.R. required	10%	506.59Sqm
vii.	O.S.R. proposed		220.88Sqm
viii.	Transformed Space (T)		28.56Sqm

2. Details of payment made by the applicant:-

Sl. No.	Details	Extent	Rate in Rupees	Amount in Rupees
1.	Balance Scrutiny fee	40 unsold plots	Rs.500/- per plot	Rs.20,000/- (Paid Rs.21,000/-)
2.	Regularization charges (Indian Bank Vide DD No.141876 dt: 16.03.2022.)	5065.91sq.m	Rs.30/- per sq.m	Rs.1,51,977.3/- (Paid Rs.1,59,638/-)
3.	Land conversion charges (Indian Bank Vide DD No.141878 dt: 16.03.2022.)	5065.91sq.m	Rs.75/- per sq.m	Rs.3,79,943.25/- (Paid Rs.3,99,094/-)
4.	OSR charges (Indian Bank Vide DD No.141877 dt: 16.03.2022.)	220.88sq.m (or) 2,376.66sq.ft.	Rs.33.46/- per sq.ft.	Rs.79,523.33 /- (Paid Rs.1,22,382/-)

P.T.O

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. Road portions, has been handed over to the Commissioner, Bahour Commune Panchayat, Puducherry vide reference No.22-01/2021/BCP/Rev./1896, dated: 22.12.2021 (Gift Deed No. 31351/2021, dated: 17.12.2021)
8. 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)*  
**(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 Member,  
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.