

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

No.PPA/ 127 17974/PPA/Z(BCP/Layout/IP-APP)/2019-22

Dated:

To  
Thiru.M.I. Jalaludeen,  
P/A to 1. J. Vajjanthimala, 2. S. Saravanemuthu,  
3. P. Ramesh, 4.C. Abdould Razac, and  
5. R. Mohamed Ali Faisal,  
No.26, Haji Husain Street,  
Kottakuppam, Villupuram (Dt), Tamil Nadu.

**06 SEP 2022**

Sir,

**Sub:** PPA - Regularization of unapproved residential layout in name of "Sudharshan Nagar" situated at R.S.No.50/2,50/5,56/3,57/3, 57/4,57/5,57/8, Manapet Revenue Village, Bahour Commune Panchayat, Puducherry, promoted by Thiru. M.I. Jalaludeen Power Agent to Tv. 1. J. Vajjanthimala, 2. S. Saravanemuthu, 3. P. Ramesh, 4. C. Abdould Razac, and 5. R. Mohamed Ali Faisal – In-Principle Layout Frame Work Approval – Issued - Reg.

**Ref:** 1.G.O.Ms.No.20/2017-Hg, Puducherry dated 20th 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: 31.03.2019.  
4.This Authority's letter No.7974/PPA/Z(BCP/LAYOUT)/RURAL/2019/3585 dt:26.08.2022.

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With reference to your application dated 31.03.2019 for regularization of unapproved residential layout in the name of "Sudharshan Nagar" situated at R.S.No.50/2,50/5,56/3,57/3,57/4,57/5,57/8, Manapet Revenue Village, Bahour Commune Panchayat, Puducherry, "In-principle layout frame work approval" is hereby accorded for the said layout subject to the following:-

1. Area details: -

Sl.No	Description	Nos.	Extent (Sq.m)
i.	Layout area	-	21,040.00
ii.	Total number of plots	140	15,602.07
iii.	Sold plots	66	7,448.30
iv.	Unsold plots	70	8,153.77
v.	Area of road portion	-	4,493.54
vi.	OSR required area (10%)	-	815.38
vii.	OSR provided	-	898.82
viii.	Transformer area (OSR)	-	45.58

2. Details of payment made by the applicant:-

Sl.No.	Details	Extent (sq.m)	Rate per sq.m (Rs.)	Amount (Rs.)
1.	Scrutiny fee	140(66 sold plots) (70 Nos. of unsold plots)	Rs.500/-	Paid Rs.33,500/- + Rs.1500/- Balance = Nil (vide receipt No.242091 dt. 31.03.2019 & No.225042 dt.06.09.2022)
2.	Regularization charges	8153.77	Rs.30/- per sq.m	Rs. 2,44,613/-Paid vide DD No.630347 dt:05.09.2022
3.	Land conversion charges	8153.77	Rs.75/- per sq.m	Rs.6,11,533/-Paid vide DD No.630348 dt:05.09.2022
4.	OSR 10% required	815.38	-	-
5.	OSR proposed	898.82	-	-

**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 be encroached 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, concerned Commune Panchayat, payable at Puducherry.
7. 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.
8. The condition stipulated in the NOC issued by the Revenue Officer, Office of the Deputy Collector(Rev.) South -cum- Land Acquisition Officer, Puducherry vide letter No.6898/SCRS/B7/PPA/2020/3073, dated 30.12.2020 should be strictly adhered to.
9. The condition stipulated in the NOC issued by the Electricity Department vide No.151/ED/EE-R(S)/Tech/F-27/2020-21, dated 20.04.2021 should be strictly adhered to.
10. The condition stipulated in the NOC issued by the Irrigation Division, PWD vide letter No.2499/PW/EEI/DB/C-19/2022-23/1933, dated 23.06.2022 should be strictly adhered to.
11. Individual plot purchaser(s) shall leave required buffer strip for the plots abutting the canal portion, while obtaining building plan approval from PPA.
12. Road, OSR, Transformer yard portions have been handed over to Commissioner, Bahour Commune Panchayat, Puducherry as confirmed vide reference F.No.1-51/BCP/Rev./2022-23 dated 02.09.2022.



Yours faithfully,

1/8 (M. KANDAR SELVAN)  
MEMBER SECRETARY

Encl: One layout copy 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 Secretary,  
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.
6. The Superintending Engineer – III, Electricity Dept., Puducherry.

*[Handwritten signature]*