



புதுச்சேரி மாநில அரசிதழ்

La Gazette de L'État de Poudouchéry

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PART - I

சிறப்பு வெளியீடு

EXTRAORDINAIRE

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GOVERNMENT OF PUDUCHERRY
CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 04/2018-Hg., Puducherry, dated 26th June 2018)

ORDER

Whereas, in exercise of the power conferred by section 70 of the Puducherry Town and Country Planning Act, 1969, in respect of compounding of offences, the Government issued G. O. Ms. No. 20/2017-Hg., dated 20th October 2017, framing the Scheme for Regularisation of Unapproved Layouts, situated in the areas lying outside the Comprehensive Development Plan areas in Puducherry and Karaikal regions of this Union territory of Puducherry. Subsequently the Government made amendment to the abovesaid Scheme vide G. O. Ms. No. 02/2018-Hg., dated 23rd February 2018.

And whereas, the Planning Authorities are facing difficulties to process the applications received from the individual plot owners, for issue of in-principle layout frame work approval, where, 100% of plots/certain plots were sold and where the layout promoters are not coming forward for regularisation of their layouts and consequently the individual plot owners are unable to furnish the details of FMB sketch of the layout, encumbrance certificates for all plots, copies of layout plan showing the dimension of the plots, road network, open public spaces and field survey numbers. Therefore, the individual plot owners could not get their plot regularised and resale their plots to meet their urgent expenses, *etc.*,

And whereas, representations have been received requesting to permit the plot owners for resale of plots to meet their urgent expenses and also to exempt them from paying Land use Conversion charges.

And whereas, after taking into account, the above Puducherry Town and Country Planning Board in the Meeting held on 18-04-2018, after a detailed deliberations decided the following:-

(a) The individual plot owners who purchased the plots in an unapproved layouts on or before 30th January 2017 may be permitted to resell their plots without in-principle layout frame work approval. In such cases, they have to pay Scrutiny fee, Regularisation fee, and Road Development charges only. They may be exempted from payment of Land use Conversion charges. Scrutiny fee and Regularisation charges shall be paid to the concerned Planning Authority. Road Development charges shall be paid in the form of Demand Draft drawn in favour of the Commissioner of the concerned Local Body by the plot owner(s) either at the concerned Sub-Registrar's Office in case of resale of plot(s) or at the concerned Planning Authority in case of regularisation of plot(s).

(b) In respect of unsold plots, the provisions as contained in the G.O. Ms. No. 20/2017-Hg., dated 20th October 2017 and G. O. Ms. No. 02/2018-Hg., dated 23rd February 2018 of the Chief Secretariat (Housing), Government of Puducherry shall be complied with. In this case, the Layout Promoters/Registered Co-operative Society/Association are not exempted from payment of Land use Conversion charges.

Now, therefore, the Lieutenant-Governor, Puducherry, is pleased to order the following amendments to the said Scheme, namely:-

AMENDMENT

In the Scheme for regularisation of unapproved layouts situated in the areas lying outside the Comprehensive Development Plan areas in Puducherry and Karaikal regions, namely:-

(1) In clause (3), in sub-clause (i), for the existing sentences, namely, "Provided that the application for individual plot regularisation in a layout shall be considered for regularisation only after in principle approval of the layout

framework is issued by the Planning Authority. Accordingly, all the individual plot owners in an unapproved layout shall apply for regularisation of their plots along with a plan of the layout." the following sentences shall be substituted, namely:-

"Provided that the application for the purchased plot / plots which was / were purchased on or before 30th January 2017 in a layout, shall be considered for regularisation without insisting for in-principle layout framework approval. Accordingly, all the individual plot owners in an unapproved layout shall apply for regularisation of their plots along with a plan of the layout."

(2) In clause (5), after sub-clause (e) (iv), the following sub-clause shall be inserted, namely:-

"(v) The plots which were sold in a layout on or before 30th January 2017 shall be considered for regularisation without insisting for in-principle layout framework approval."

(3) In clause 8, the existing sentence, "In case of plots already purchased before cut-off date, the owner of the plot shall pay the Land use Conversion charge to the Town and Country Planning Department for getting the plot regularised", shall be omitted.

(4) In clause (13), in sub-clause (viii), for the existing clause the following shall be substituted, namely:-

"(viii) The plots already purchased in a layout on or before 30th January 2017 shall be regularised without in-principle layout frame work approval. In such case, the plot owner(s) shall remit (i) Scrutiny fees to the concerned Planning Authority, (ii) Regularisation charges to the Town and Country Planning Department (iii) Road Development charges to the concerned Local Body before regularisation of plot(s) or resale of the plot(s) within the time stipulated in the Scheme for regularisation."

(5) In clause (13), in sub-clause (ix), for the existing clause, the following shall be substituted, namely:-

"(ix) *There will be two stage of regularisation* : (1) Regularisation of unapproved layout and subdivision and (2) Regularisation of individual plots. Regularisation of unapproved layout and subdivision will be a precondition to regularisation of unsold plot in the layout."

(6) In clause (13), in sub-clause (x), for the existing clause, the following shall be substituted, namely:-

"(x) In case of regularisation of plots in a layout where 100% plots have been sold on or before 30th January 2017, all the spaces earmarked for common area/amenities such as road, drainage, reserved areas kept at the end of the roads blocking connectivity to the adjoining lands and open space reservation areas in such layout and subdivision shall stand vested with Local Body concerned."

(7) Clause 14 shall be omitted.

(8) In Form-I, appended to the Scheme, for the existing Table titled "For plot owner (person who has purchased plots on or before 30-01-2017):(Tick those applicable)", the following Table shall be substituted, namely:-

For plot owner(s) who has/have purchased plot(s) on or before 30.01.2017:	
(a)	Plot area in sq.m.
(b)	Regularisation charge (a) x ₹ 30/- per sq.m.
(c)	Guide Line Value (GLR) as on date of issue of Government Order.
(d)	Road Development charges { 180 x (a) } i.e., @ 180 per sqm. of plot area
(e)	Scrutiny fee of ₹ 500/- per plot
	Payment Detail. (Tick those applicable)
(1)	Demand Draft No and Date Drawn on Nationalised / Scheduled Bank
(2)	Bank / Branch
(3)	Charges if remitted through NEFT/RTGS Name of the Account Holder
	Account No: Bank / Branch Amount
	Date
	IFSC Code:

(By order of the Lieutenant-Governor)

CHAURE RATNAGHOSH KISHOR,
Under Secretary to Government (Housing).

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