

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

No. PPA / 1218/854 / PPA / Z(BCP)(Layout) / IP-APP / 2019

Date: 12 1 FEB 2019

To

1. M/s. Pelican Realty Ventures Pvt. Ltd,
2. M/s. Kochar Propoerties Pvt.Ltd,
Pinnachikuppam,
Puducherry.
3. S. Pavanan, represented by Power Agent
Thiru. G. Ravichandiran.

Represented by Thiru. R. Karthik
(As per Board Resolution passed by
1. M/s. Pelican Realty Ventures Pvt. Ltd,
2. M/s. Kochar Propoerties Pvt.Ltd.)

Sir,

Sub: PPA – Regularization of unapproved residential layout promoted by
1. “M/s. Pelican Realty Ventures Private Limited”, 2. M/s. Kochar
Propoerties Pvt. Ltd, represented by Thiru. R. Karthik
3. Thiru. S. Pavanan, represented by Power Agent Thiru. G.
Ravichandiran, in the name of “PELICAN BELFORT – EXTENSION
(Sri Garuda Avenue)” situated at R.S. Nos. 11/2,4,7, 12/2pt, 13/3,5,
14/3,4,5,6A,6B, 15/1,2,3, 17/5,6,7,8,9,10pt, 20/5, 21/1,3, Pillaiyarkuppam
Revenue Village, Bahour Commune, Puducherry – In-Principle
Layout Frame Work Approval – Issued - Reg.

Ref: 1. (i) G.O.Ms. No. 20/2017-Hg, Puducherry, dated 20-10-2017;
(ii) G.O.Ms.No. 02/2018-Hg, Puducherry, dated 23-02-2018,
(iii) G.O.Ms.No. 04/2018-Hg, Puducherry, dated 26-6-2018 and
(iv) G.O.Ms.No. 16/2018-Hg, Puducherry, dated 12-12-2018
2. Your application, dated 12-4-2018
3. This Authority’s Fees letter No. 854/PPA/Z(BCP)(Layout)/RUL/
2018/8644, dated 21-12-2018

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With reference to your application dated 12-4-2018 for Regularization of unapproved residential layout promoted by 1. “M/s. Pelican Realty Ventures Private Limited”, 2. M/s. Kochar Propoerties Pvt.Ltd, Represented by Thiru. R. Karthik (As per Board Resolution passed) 3. Thiru. S. Pavanan represented by Power Agent Thiru. G. Ravichandiran, in the name of “PELICAN BELFORT – EXTENSION (Sri Garuda Avenue)” situated at R.S. Nos. 11/2,4,7, 12/2pt, 13/3,5, 14/3,4,5,6A,6B, 15/1,2,3, 17/5,6,7,8,9,10pt, 20/5, 21/1,3, Pillaiyarkuppam Revenue Village, Bahour Commune, Puducherry, is hereby accorded “In-Principle Layout Frame Work Approval” for the said layout as per the G.O. cited above, subject to the following conditions.

1. AREA DETAILS

Sl No	Description	Nos	Extent (sqm)
(i)	Layout Area		98,120.94 sqm
(ii)	Total number of Plots (Numbered & earmarked as Reserved Plots)	394	68,826.41 sqm
(iii)	Plots sold	36	5,726.61 sqm
(iv)	Unsold plots	358	63,099.79 sqm
(v)	Area of road portion		21,786.43 sqm
(vi)	O.S.R. Handed over to BCP (80,820 sqft)		7,508.10 sqm

2. DETAILS OF PAYMENT MADE BY THE APPLICANT

Sl No	Details	Extent (Sqm)	Rate in Rupees	Amount in Rupees
(i)	Scrutiny Fee	(Already paid in full, vide Receipt No. 24328, dated 12-4-2018)		Balance = NIL
(ii)	Regularisation charges, vide D.D. No. 012215, dated 01-02-2019, drawn in HDFC Bank	63,099.79 sqm	₹ 30 /- per sqm	₹ 18,92,994 /-
(iii)	Land Conversion charges vide D.D. No. 012216, dated 01-02-2019, drawn in HDFC Bank	63,099.79 sqm	₹ 75 /- per sqm	₹ 47,32,485 /-
(iv)	O.S.R charges	Not required	-	NIL

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, Dimensions, Plot Numbers, 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 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 Road portions & OSR portions have been handed over to the Commissioner, Bahour Commune Panchayat, Puducerry, through Gift deed executed between the promoter & BCP, Vide deed No. 24400/2018, dated 27-11-2018 and NOC issued by BCP, vide letter No. 81-14/BCP/2018-19/AE/JE-II, dated 27-11-2018 should be strictly adhered to.

8. The conditions stipulated by the Executive Engineer, Irrigation Division, PWD, Puducherry, vide letter No.1446/PW/EEI/DB/C-19/2018-19/2712, dated 26-7-2018 should be strictly adhered to.

Yours faithfully,

*b/b
R o/c
21/02/19*
en mly 21/2/19
(M. KANDAR SELVAN)
MEMBER SECRETARY

Encl: Copy of layout of "In-Principle Layout Frame Work Approval" – 2 Sheets.

Copy Submitted to:

The Chief Town Planner,
Town and Country Planning Department,
Puducherry.

Copy to:

1. The Commissioner,
Bahour Commune Panchayat,
Puducherry

....along with a copy of the layout of "In-Principle
Layout Frame Work Approval"

2. The Sub Registrar,
Office of the Sub-Registrar,
Bahour,
Puducherry

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