

GOVERNMENT OF PONDICHERRY

HEALTH EDUCATION & WELFARE DEPARTMENT

No. 10983 68-W(LA),

Pondicherry, 16th December, 1969.

NOTIFICATION

Short title and application.

1. (1) These rules may be called the Pondicherry Land Acquisition and Development Scheme Rules, 1969.

(2) They shall apply to all projects undertaken by the Government of Pondicherry under the Government of India Land Acquisition and Development Scheme .

Definitions

2. In these rules, unless the context otherwise requires,-

- (a) 'Committee' means the Committee constituted under rule 6 ;
- (b) ' Form ' means a form appended to these rules ;
- (c) 'Government ' means the Government of Pondicherry ;
- (d) 'Low Income Group' means persons whose income does not exceed Rs.7,200 per annum.
- (e) 'Middle Income Group' means persons whose income exceeds Rs.7,200 but does not exceed Rs.15,000 ; and
- (f) 'Senior Town Planner' means the Senior Town Planner of the Government of Pondicherry.

Acquisition, Development and Lay-out

3. (1) The Government may acquire lands and develop them for the purpose of housing of various categories.

(2) The Senior Town Planner shall prepare a lay-out to cover the lands acquired under sub-rule(1). The lay-out shall provide for -

- (a) plots of varying size to suit the needs of the Low Income Group and the Middle Income Group ;
- (b) plots for construction of buildings for commercial and other nonresidential purpose ;
- (c) requisite facilities and amenities such as parks, playgrounds, schools, hospitals, dispensaries, welfare and community centres and other public utilities like water supply, sewerage, electricity etc. ; and

(d) such other amenities as, in the opinion of the Senior Town Planner, are necessary

Reservation of plots for certain purposes

4. Out of the plots provided for in the lay-out under clause(a) of sub-rule(2) 3, the Government may reserve -

(a) such number of plots as it may deem necessary for the purpose of Industrial Housing Scheme ; and

(b) not exceeding 25% of the plots for allotment to Government servants.

Disposal of plots

5. (i) The plots for residential purposes other than those reserved under rule 4 shall be sold to persons to whom the plots are allotted by the Committee.

(ii) The plots for commercial and non-residential purposes shall be sold by public auction or by inviting open tenders to the highest bidder .

(iii) Not more than one plot shall be sold to any individual or firm.

(iv) No plot shall be sold to a person -

(a) who is not domiciled in the Union territory of Pondicherry; or

(b) who owns a house or developed plot in any town in the Union territory of Pondicherry (whether in his/her own name or in the name of his/her wife/husband or minor children):

Provided that the Government may, in exceptional cases, relax in this conditions.

Committee and its functions

6. (i) The Government shall appoint a Committee consisting of the Minister-in-charge of Housing and Urban Development, the Senior Town Planner and three other members. The Minister shall be the Chairman and the Senior Town Planner, the Member-Secretary of the Committee.

(ii) The term of office of the members shall be such as specified by the Government.

(iii) The quorum at any meeting of the Committee shall be three and all questions shall be decided by majority of votes.

(iv) The functions of the Committee are ;

(a) to invite applications from those who are eligible for allotment of plots for residential purposes after giving them the requisite information regarding the area, cost, the number of plots available for various categories etc.;

(b) to scrutinise the application received ; and

(c) to allot the plots after taking into account the preferences, if any, indicated by the applicants ;

(v) The decision of the Committee with regard to allotment or any of the matters mentioned in sub-rule (4) shall, subject to the provisions of rule 10, be final and conclusive.

Application for allotment

7. (i) An application for allotment of a plot shall be made in Form I and shall be addressed to the Secretary to the Committee viz., the Senior Town Planner.

8. Any other earning member of the family living with the applicant and his/her annual income.

9. Whether the applicant is domiciled in the Union Territory of Pondicherry? If so, a certificate to that effect should be attached.

10. Whether the applicant possesses a house or plot in his own name or in the name of his wife/husband/minor children within the Union Territory of Pondicherry. If not, a declaration from a 1st Class Magistrate should be attached.

11. Size of the plot required.

12. Preference, if any, of Plot. Plot No. may be given in order of preference.

13. Any additional information which the applicant may desire to give.

DECLARATION

I hereby declare that the information given above is true and correct and if any of the statements made by me is found to be false, it shall be open to the Committee to reject my applications. I have read the Pondicherry Land Acquisition and Development Scheme Rules, 1969 and I agree to abide by those rules.

Place :

Date :

Signature of the Applicant

FORM - II

[See Rule 8(4)]

Allotment Order

Thiru.....is allotted a residential plot No.....measuring an area of..... in theScheme.

2. The approximate cost of the plot is Rs.....(Rupees.....) should be remitted along with the letter of acceptance within 15 days from the date of receipt of this order.

3. The allottee should give the letter of acceptance and the undertaking required under Rule 9 (2) of the Pondicherry Land Acquisition and Development Scheme Rules, 1969, in the proforma enclosed. (Form III).

4. Failure to give the letter of acceptance together with 25% of the approximate cost and the required undertaking will entail the allotment order being cancelled.

Place :

Date :

Secretary of the Committee

FORM - III

[See Rule 9 (4)]

Letter of acceptance and undertaking

To
The Secretary,
Allotment Committee,
(Senior Town Planner),
.....Scheme,
Pondicherry.

Sir,

I accept the allotment of plot No..... (measuring an area of.....in
.....Scheme) made to me under your allotment order
No.....dated.....

2. I am remitting herewith Rs.....(Rupees.....) being the 25%
of the approximate cost.

3. As required under rule 9 (2) of the Pondicherry Land Acquisition & Development Scheme
Rules, 1969, I hereby undertake that-

(i) I will pay the remaining 75% of the approximate cost within three months from this date :

(ii) I will get the building plans approved by Senior Town Planner before starting the construc-
tion ;

(iii) I will start the construction within a period of two years from the date of allotment and
complete it within a period of three years ;

(iv) I will not sell or transfer in any other manner my plot to any person without the prior
permission of the Government and where such permission is given by the Government I will sell or so
transfer only at such price as may be fixed by the Government.

4. I also agree that, if I fail to observe any of the conditions mention above, the Committee
may cancel the allotment made to me and also forfeit 20% of the amount remitted along with this letter
of acceptance.

5. I also undertake to pay further amount, if any, when the final cost of the plot is determined.

Place :

Singature.....

Address :

Date :