

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

Dated: 19 6 SEP 2019

12318

No. 51 /4867/KPA/NED/RUL(IP)-2646/2019/

To  
Selvi. Kanagakarthikadevi,  
D/O Thiru. Bakthavachalam,  
No.55, Main road,  
Annavaasal, Nedungadu,  
Karaikal.

Madam,

**Sub:** KPA – Regularization of unsold plots in unapproved residential layout developed at R.S.No.211/5, 206/9 & 206/10, Jayalakshmi Nagar, Nedungadu Revenue village, Nedungadu Commune panchayat-Reg.

**Ref:** i. G.O.Ms No. 20/2017-Hg dt. 20.10.2017, G.O.Ms No. 02/2018-Hg dt. 23.02.2018, G.O.Ms No. 04/2018-Hg dt. 26.06.2018 & G.O.No. 10/2018 dt. 28.09.2018 of Chief Secretariat (Hg), Puducherry.  
ii. Your application, dated 26.03.2019.  
iii. This office letter of even No. dt. 25.10.2019

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With reference to your application dated 26.03.2019, it is informed that approval for regularization of unsold plots bearing Plot Nos. 09, 12, 13, 24, 25, 26, 27, 28 & 29 in unapproved residential layout developed at R.S.No. 211/5, 206/9, 206/10, Nedungadu Revenue village, Nedungadu Commune Karaikal is hereby accorded subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m <sup>2</sup> )
1.	Layout area		6500.00
2.	Total no. of plots	29	5176.00
3.	Plots sold on or before 30/01/2017	20 (68.97%)	3637.00
4.	Unsold Plots as on 30/01/2017	9 (31.03%)	1539.00
5.	Area of road portion		1324.00
6.	Scrutiny fee @ Rs. 500/- per unsold plot	9 plot X Rs. 500/-	Rs. 4500/-

2. Details of fees remitted:

Sl. No.	Details	Extent (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Regularization charges	1539.00	30	46,170/-
2.	Road Development Charges	1539.00	180	2,77,020/-

ATTESTED

**J. INDRADEVI, B.Sc. B.L.**  
Advocate & Notary (Govt of India)  
No.15, Nehru Street, Karaikal - 605 602.

3. This approval is issued based on the details of the area relating to the extent of site, sold and unsold plots declared by the layout promoter / owner / authorized signatory.
4. The layout promoter / owner / authorized signatory shall not encroach any Government land / canal / road portion adjoining or passing the layout in any manner.
5. The layout promoter / owner / authorized signatory shall be responsible to tally the layout plan on the ground in all respects viz R.S.No. of the land, extent, plot numbers and location, boundaries of the layout site, etc.,
6. The layout promoter / owner / authorized signatory shall settle any legal disputes in the court of law in respect of the layout for which this in-principle layout framework approval is issued and the Karaikal Planning Authority shall be indemnified.
7. Approach to adjoining lands through the layout road should be provided and it should not be closed in future.
8. This approval issued for this layout will be revoked if the same has been obtained by furnishing any false information / statement / suppression of facts of misrepresentation of material facts in the application on which this approval has been issued.
9. If the unsold plots are to be sold out to a third party in future, 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 before registration.

Yours faithfully,

  
MEMBER SECRETARY  
KARAIKAL PLANNING AUTHORITY

Encl: a copy of layout plan.

**Copy submitted to:**

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

- along with a copy of layout plan

**Copy to:**

1. The Commissioner  
Nedungadu commune panchayat  
Karaikal.

- Informed that the applicant has remitted the  
Road Development Charges vide Demand Draft  
No.368110 dt. 03.06.2020.

2. The Sub Registrar  
Office of the Sub Registrar  
Karaikal.

- along with a copy of layout plan.

3. The Assistant Director  
Survey & Land Records Dept  
Karaikal.

- along with a copy of layout plan.

**ATTESTED**  
  
J. INDRADEVI, B.Sc. B.L.,  
Advocate & Notary (Govt of India)  
No.15, Nehru Street, Karaikal - 609 602