

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 1967 /KPA /KZDY/RUL(IP)-4309/2019 /08

To

Thiru. P. Mahendrakumar,
No. 06, Flat:1B, Siddartha rajanamsam Residency,
E.V.K. Sampath road, Vepery, Chennai-07.

Date: 24 JUN 2021 12513

Sir,

Sub: KPA – Regularization of unsold plot in the unapproved residential layout, at R.S.No.53/5pt, T.S.No.3/5/1, Ward H, Block 02, Keezhakasakudy Revenue Village, Karaikal Municipality, Karaikal. – 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 04.11.2019.
iii. This office letter of even No. dt. 18.02.2021

With reference to your application dated 04.11.2019, it is informed that approval for regularization of unsold plots bearing Plot Nos. **04, 08, 09, 10, 21, 30 & 38** in unapproved residential layout developed at R.S.No.53/5pt, T.S.No.3/5/1, Ward H, Block 02, Keezhakasakudy Revenue Village, Karaikal Municipality, Karaikal is hereby accorded subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area		4543
2.	Total no. of plots	15	3262
3.	Plots sold on or before 30/01/2017	08 (53.33%)	1376
4.	Unsold Plots as on 30/01/2017	07(46.67%)	1886
5.	Area of road portion		1281
6.	OSR required	10% of unsold plot area	188.60
7.	OSR proposed	Nil	Nil

2. Details of fees remitted:

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Regularization charges	1886	30	56,580/-
2.	Road Development Charges	1886	180	3,39,480/-
3.	Land Use conversion charges	1886	50	94,300/-
4.	OSR charges	188.60 (or) 2031sqft	180 per sq ft	3,65,580/-

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, 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. 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.

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,
Karaikal Municipality,
Karaikal.

- Informed that the applicant has remitted the Road Development Charges vide Demand Draft No.065185 dt.28.04.2021 & OSR Charges vide, DD.No.141441 dt.29.04.2021

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.

4. The Puducherry Real Estate Regulatory Authority (PRERA)
O/o T&CP Dept
Jawahar Nagar, Boomianpet,
Puducherry

- along with a copy of layout plan.

Government of Puducherry
Department of Revenue and Disaster Management
Directorate of Survey and Land Records

District : Karaikal

Ward : H Block : 2

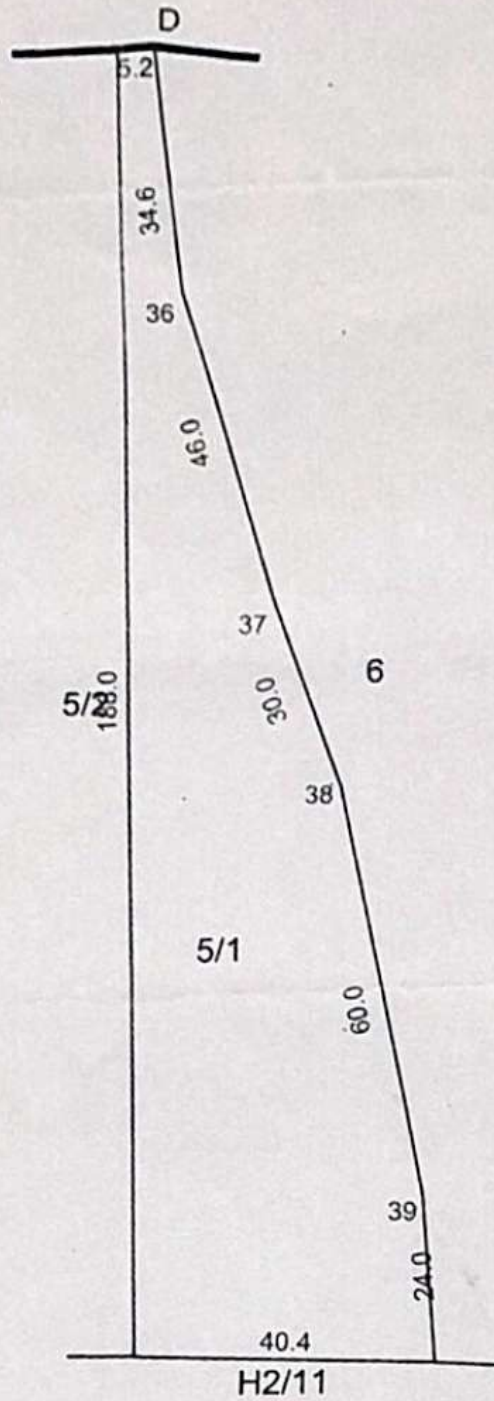
Taluk : Karaikal

T.S. No : 3/5/1

Village : KIZHAKASAKUDY [14]

Scale : 1 : 1037

Area : Hect 00 Ares 45.43



Issued By : Assistant Director (Drawing)
Directorate of Survey and Land Records
Puducherry

Date of Issue: 24-04-2018 10:03:25

CollabLand : National Informatics Centre

Note : This certificate is computer generated and does not require any Seal/Signature in original. The authenticity of this certificate can be verified at <https://puduvaisevai.py.gov.in> using Security Code : 108-7537-2418-7223