

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

No. 49 /153/KPA/KCY/RUL(IP)-4672/2020/

Dated: 20 AUG 2020

To  
Thiru. C. Sureshkumar & Thiru. Jothiramalingam,  
No.1, Thanthai periyar nagar,  
Karaikal.

**12301**

Sir,

**Sub:** KPA – Regularization of unsold plots in unapproved residential layout developed at R.S.No.301/1, Udayam Garden, Varichikudy south Revenue village, Kottucherry 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 17.01.2020.  
iii. This office letter of even No. dt. 12.06.2020

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With reference to your application dated 17.01.2020, it is informed that approval for regularization of unsold plots bearing Plot Nos. **37, 38 & 56** in unapproved residential layout developed at R.S.No. 301/1, Varichikudy South Revenue village, Kottucherry 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		17007.00
2.	Total no. of plots	78	13571.26
3.	Plots sold on or before 30/01/2017	75 (96.15%)	13017.33
4.	Unsold Plots as on 30/01/2017	3 (3.85%)	553.93
5.	Area of road portion		3435.74
7.	OSR required	10% of unsold plot area	56.00
8.	OSR proposed	Nil	Nil
9.	Scrutiny fee @ Rs. 500/- per unsold plot	3 plot X Rs. 500/-	Rs. 1500/-


2. Details of fees remitted:

Sl. No.	Details	Extent (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Regularization charges	553.93	30	16,618/-
2.	Road Development Charges	553.93	180	99,708/-
3.	Land Use Conversion charges	553.93	50	27,697/-
4.	OSR charges	56.00Sqm Or 603Sqft	120 per Sqft	72,360 /-

←  
*Suman.*  
*Thirujayam*

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  
KARAİKAL 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  
Kottucherry commune panchayat  
Karaikal.

- Informed that the applicant has remitted the  
Road Development Charges vide Demand Draft  
No.316073 dt. 21.07.2020.

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.