

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

N. 352 /KPA /KCY/RUL(IP)-3625/2019 15

To

M. K. Neelavathy,
W/O Thiru. Karunakaran,
No.38, Yadhaval street,
Poovam.

Date: 03 SEP 2021
2529

Sir,

Sub: KPA - Regularization of unsold plot in the unapproved residential layout at R.S.No.148/6, Shiva Nagar Thiruvettakudy 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 31.03.2019.
iii. This office letter of even No. dt. 18.12.2019

With reference to your application dated 31.03.2019, it is informed that approval for regularization of unsold plots bearing Plot Nos. 06, 07, 08 & R in unapproved residential layout developed at R.S.No.148/6, Shiva Nagar, Thiruvettakudy Revenue Village, Kottucherry Commune Panchayat, Karaikal is hereby accorded subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area		1700
2.	Total no. of plots	9	1337
3.	Plots sold on or before 30/01/2017	5 (55.56%)	855
4.	Unsold Plots as on 30/01/2017	4 (44.44%)	482
5.	Area of road portion		363
7.	OSR required	10% of unsold plot area	48.20

2. Details of fees remitted:

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Regularization charges	482	30	14,460/-
2.	Road Development Charges	482	180	86,760/-
3.	Land Use Conversion charges	482	50	24,100/-
4.	OSR charges	48.20sqm	102/sqm	4,917/-

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,

[Signature]
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
Kottucherry commune panchayat
Karaikal.

- Informed that the applicant has remitted the Road Development Charges vide Demand Draft No.535013 dt.19.08.2021 and OSR charges vide, DD.No.535010 dt.19.08.2021

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.