

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 4736/KPA/NDU/RUL(IP)-2519/2019/18

Date: **2 SEP 2021**
12536

To

Thiru. D. Mariappan @ Maheshkumar for Self &
P/A. D. Shanthi, D. Sureshkumar & D. Anitha,
No. 19, Main road,
Melakasakudy, Nedungadu,
Karaikal.

Sir,

Sub KPA - Regularization of unsold plot in the unapproved residential layout, at RS.No.72/3pt. Deivasigamani Nagar, Melakasakudy 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 22.03.2019
iii. This office letter of even No. dt. 06.08.2019

With reference to your application dated 22.03.2019, it is informed that approval for regularization of unsold plots bearing Plot Nos. **31, 32, 36, 42, 47, 48 & 49** in unapproved residential layout developed at RS.No.72/3pt. Deivasigamani Nagar, Melakasakudy Revenue Village, Nedungadu, Commune Panchayat, Karaikal is hereby accorded subject to the following conditions

1. Area details:

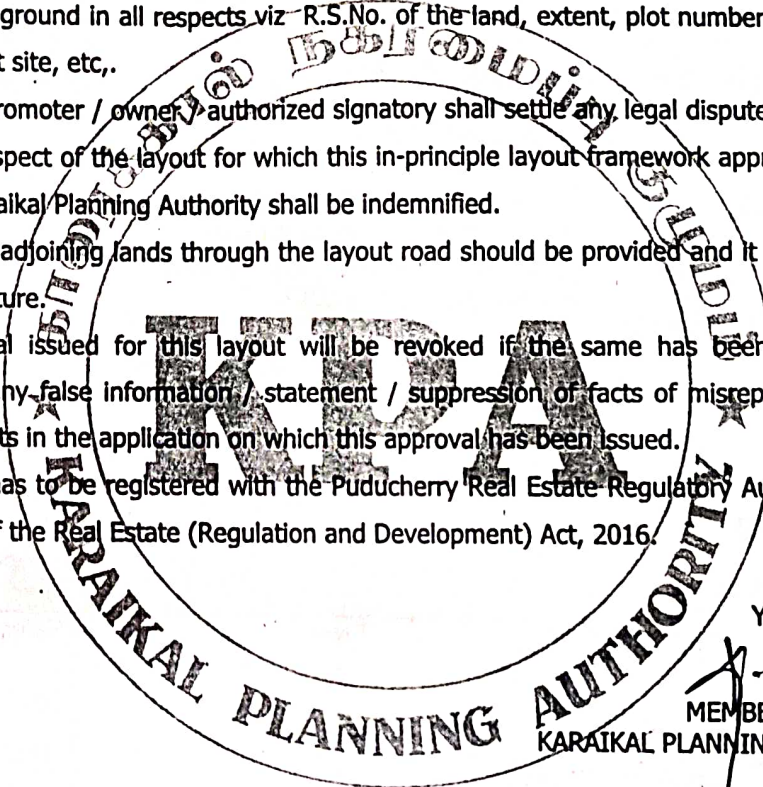
Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area		10702
2.	Total no. of plots	46	8398
3.	Plots sold on or before 30/01/2017	39 (84.78%)	7122
4.	Unsold Plots as on 30/01/2017	07(15.22%)	1276
5.	Area of road portion		2076
6.	OSR required	10% of unsold plot area	127.60
7.	OSR proposed	Nil	Nil

2. Details of fees remitted:

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Regularization charges	1276	30	38,280/-
2.	Road Development Charges	1276	180	2,29,680/-
3.	Land Use conversion charges	1276	50	63,800/-
4.	OSR charges	127.60 sqm	88 per sqmt	11,229/-

D. Mariappan

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
Nedungadu commune panchayat
Karaikal.

- Informed that the applicant has remitted the Road Development Charges vide Demand Draft No.449454 dt.10.08.2021 and OSR charges vide, DD.No.449455 dt.10.08.2021

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

- 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.

