

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 19 1251/KPA/NFOU/RUL(IP) 2162/2019/

Dated 04 OCT 21

To
Thiru. M. Gowthaman, P/A Tmt. I Thirumagal,
No.61, III Cross street, K.C. Samy nagar,
Pagayam, Vellore.

12543

Sir,

Sub: : KPA Issue of in-principle layout framework approval to unapproved residential layout "Thirumagal Nagar" at R.S.No. 334/8, 330/2pt, Kurumbagaram Revenue village, Nedungadu Commune, 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. Ms.No. 10/2018 dt. 28.09.2018 of Chief Secretariat (Hg), Puducherry.
ii. Your application, dated 06.03.2019.
iii. This office letter of even No. dt. 02.06.2020, 05.11.2020 & 16.09.2021.

With reference to your application dated 06.03.2019 for regularization of **unsold plots Nos. 01, 02, 03, 04, 10, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 & 59** in unapproved residential layout developed at R.S.No. 334/8, 330/2pt in Kurumbagaram Revenue village, Nedungadu Commune, Karaikal, in-principle layout framework approval is hereby accorded for the said unsold plots comprising in the layout subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area	-	13178.00
2.	Total no. of plots	59 plots	10310.03
3.	Plots sold on or before 30/01/2017	12 plots (20.34%)	2120.00
4.	Unsold Plots as on 30/01/2017	47 plots (79.66%)	8190.03
5.	Area of road portion	-	2292.39
6.	OSR required	10% of unsold plot area	819.00
7.	OSR Proposed		538.37

2. Details of fees remitted:

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Regularization charges	8190.03	30	2,45,701/-
2.	Land Use Conversion Charges	8190.03	50	4,09,502/-
3.	OSP Charges	280.63	8200 per Are	23,012/-

(Handwritten signature)

3. The in-principle framework 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 totally 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. The in-principle layout framework 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 in-principle layout framework approval has been issued.
8. Unsold plots in the layout shall be sold and registered only after the remittance of road development charges @ Rs. 180 per sqm of the plot area through Demand Draft drawn from any nationalized bank in favour of The Commissioner, Nedungadu Commune Panchayat payable at Karaikal.
9. Road portions has been handed over to the Commissioner, Nedungadu Commune vide reference No.Ned.CP/WI/2021-22 dt. 19.08.2021 . (Gift Deed No.16862/B-I dt/29.07.2021)
10. The lay out roads should not be closed in any way and should be accessible to the adjacent lands.
11. The correctness of the extent of individual plots and boundaries of the layout should be verified by the layout owner.
12. 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.

Encl: a copy of layout of "in-principle layout framework approval"

Yours faithfully,


MEMBER SECRETARY
KARAIKAL PLANNING AUTHORITY

Copy submitted to:

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

- along with a copy of layout of "in-principle layout framework approval"

Copy to:

1. The Commissioner
Nedungadu Commune
Karaikal .

- along with a copy of layout of "in-principle layout framework approval"

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

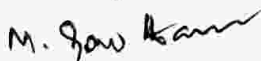
- along with a copy of layout of "in-principle layout framework approval"

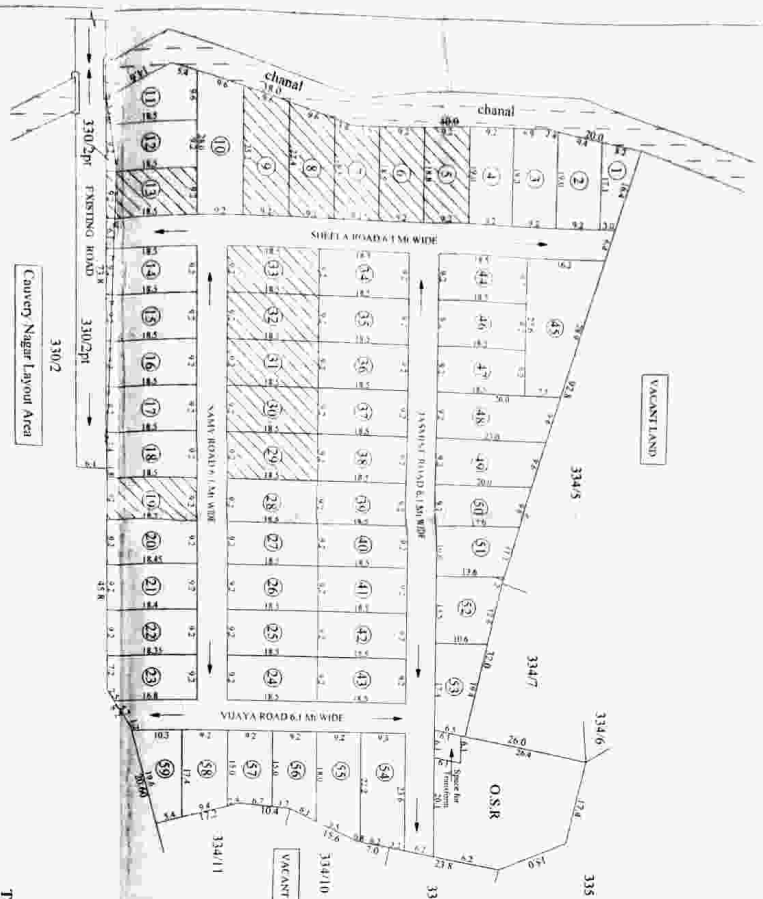
3. The Assistant Director
Survey & Land Records Dept
Karaikal.

- along with a copy of layout of "in-principle layout framework approval"

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

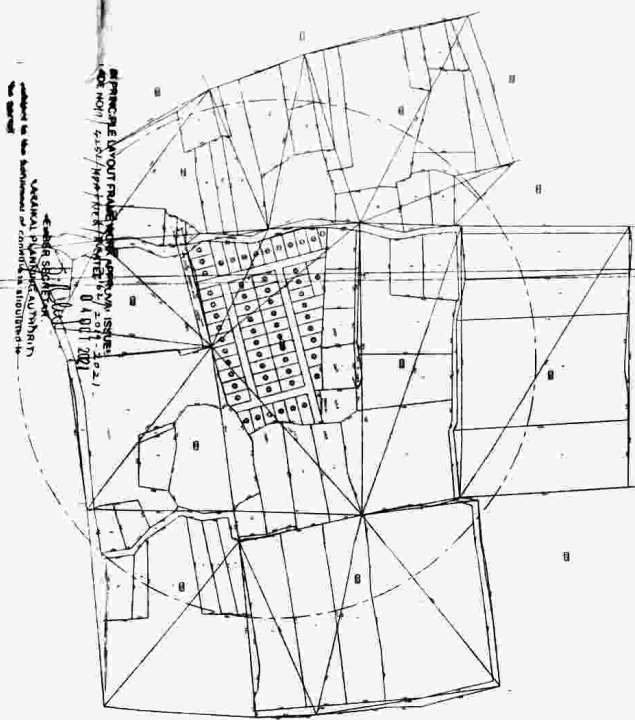
- along with a copy of layout plan.


M. Gowdhan



REGULARIZATION OF PLOTS PLAN (1:500)

TOPO SKETCH, ROAD NET WORK, LAND SUB DIVISION DETAILS & LOCATION PLAN (NTS)

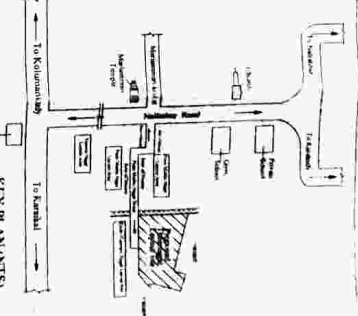


Plot No.	Area (sq. m)	Area (sq. ft)
01	1013.33	10928.51
02	1013.33	10928.51
03	1013.33	10928.51
04	1013.33	10928.51
05	1013.33	10928.51
06	1013.33	10928.51
07	1013.33	10928.51
08	1013.33	10928.51
09	1013.33	10928.51
10	1013.33	10928.51
11	1013.33	10928.51
12	1013.33	10928.51
13	1013.33	10928.51
14	1013.33	10928.51
15	1013.33	10928.51
16	1013.33	10928.51
17	1013.33	10928.51
18	1013.33	10928.51
19	1013.33	10928.51
20	1013.33	10928.51
21	1013.33	10928.51
22	1013.33	10928.51
23	1013.33	10928.51
24	1013.33	10928.51
25	1013.33	10928.51
26	1013.33	10928.51
27	1013.33	10928.51
28	1013.33	10928.51
29	1013.33	10928.51
30	1013.33	10928.51
31	1013.33	10928.51
32	1013.33	10928.51
33	1013.33	10928.51
34	1013.33	10928.51
35	1013.33	10928.51
36	1013.33	10928.51
37	1013.33	10928.51
38	1013.33	10928.51
39	1013.33	10928.51
40	1013.33	10928.51
41	1013.33	10928.51
42	1013.33	10928.51
43	1013.33	10928.51
44	1013.33	10928.51
45	1013.33	10928.51
46	1013.33	10928.51
47	1013.33	10928.51
48	1013.33	10928.51
49	1013.33	10928.51
50	1013.33	10928.51
51	1013.33	10928.51
52	1013.33	10928.51
53	1013.33	10928.51
54	1013.33	10928.51
55	1013.33	10928.51
56	1013.33	10928.51
57	1013.33	10928.51
58	1013.33	10928.51
59	1013.33	10928.51
Total	59837.21	644100.00

NO.	DETAILS	AREA IN SQ.M	AREA IN SQ.FT	PERCENTAGE
01	UNBUILT PLOT AREA	8100.00	86157.00	82.10 %
02	SOLID PLOT AREA	2120.00	22820.00	16.16 %
03	ROAD AREA	2292.39	24615.00	17.60 %
04	O.S.R. AREA	598.37	6441.00	4.10 %
05	Overlapping Area	97.21	1047.00	0.80 %
06	TOTAL AREA	13178.00	141948.00	100.00 %

Plot No.	R.S. NO.	Total in Sq.M (Total in Sq.Ft)
01	3348	1013.33 (10928.51)
02	3348	1013.33 (10928.51)
03	3348	1013.33 (10928.51)
04	3348	1013.33 (10928.51)
05	3348	1013.33 (10928.51)
06	3348	1013.33 (10928.51)
07	3348	1013.33 (10928.51)
08	3348	1013.33 (10928.51)
09	3348	1013.33 (10928.51)
10	3348	1013.33 (10928.51)
11	3348	1013.33 (10928.51)
12	3348	1013.33 (10928.51)
13	3348	1013.33 (10928.51)
14	3348	1013.33 (10928.51)
15	3348	1013.33 (10928.51)
16	3348	1013.33 (10928.51)
17	3348	1013.33 (10928.51)
18	3348	1013.33 (10928.51)
19	3348	1013.33 (10928.51)
20	3348	1013.33 (10928.51)
21	3348	1013.33 (10928.51)
22	3348	1013.33 (10928.51)
23	3348	1013.33 (10928.51)
24	3348	1013.33 (10928.51)
25	3348	1013.33 (10928.51)
26	3348	1013.33 (10928.51)
27	3348	1013.33 (10928.51)
28	3348	1013.33 (10928.51)
29	3348	1013.33 (10928.51)
30	3348	1013.33 (10928.51)
31	3348	1013.33 (10928.51)
32	3348	1013.33 (10928.51)
33	3348	1013.33 (10928.51)
34	3348	1013.33 (10928.51)
35	3348	1013.33 (10928.51)
36	3348	1013.33 (10928.51)
37	3348	1013.33 (10928.51)
38	3348	1013.33 (10928.51)
39	3348	1013.33 (10928.51)
40	3348	1013.33 (10928.51)
41	3348	1013.33 (10928.51)
42	3348	1013.33 (10928.51)
43	3348	1013.33 (10928.51)
44	3348	1013.33 (10928.51)
45	3348	1013.33 (10928.51)
46	3348	1013.33 (10928.51)
47	3348	1013.33 (10928.51)
48	3348	1013.33 (10928.51)
49	3348	1013.33 (10928.51)
50	3348	1013.33 (10928.51)
51	3348	1013.33 (10928.51)
52	3348	1013.33 (10928.51)
53	3348	1013.33 (10928.51)
54	3348	1013.33 (10928.51)
55	3348	1013.33 (10928.51)
56	3348	1013.33 (10928.51)
57	3348	1013.33 (10928.51)
58	3348	1013.33 (10928.51)
59	3348	1013.33 (10928.51)
Total	3348	221920.00

LAND AREA OF PLOTS	Land Area Document	Sheet No.	Area
3348	442.00	01/11/00	1100.00
3348	442.00	02/11/00	1100.00
3348	442.00	03/11/00	1100.00
3348	442.00	04/11/00	1100.00
3348	442.00	05/11/00	1100.00
3348	442.00	06/11/00	1100.00
3348	442.00	07/11/00	1100.00
3348	442.00	08/11/00	1100.00
3348	442.00	09/11/00	1100.00
3348	442.00	10/11/00	1100.00
3348	442.00	11/11/00	1100.00
3348	442.00	12/11/00	1100.00
3348	442.00	13/11/00	1100.00
3348	442.00	14/11/00	1100.00
3348	442.00	15/11/00	1100.00
3348	442.00	16/11/00	1100.00
3348	442.00	17/11/00	1100.00
3348	442.00	18/11/00	1100.00
3348	442.00	19/11/00	1100.00
3348	442.00	20/11/00	1100.00
3348	442.00	21/11/00	1100.00
3348	442.00	22/11/00	1100.00
3348	442.00	23/11/00	1100.00
3348	442.00	24/11/00	1100.00
3348	442.00	25/11/00	1100.00
3348	442.00	26/11/00	1100.00
3348	442.00	27/11/00	1100.00
3348	442.00	28/11/00	1100.00
3348	442.00	29/11/00	1100.00
3348	442.00	30/11/00	1100.00
3348	442.00	31/11/00	1100.00
3348	442.00	32/11/00	1100.00
3348	442.00	33/11/00	1100.00
3348	442.00	34/11/00	1100.00
3348	442.00	35/11/00	1100.00
3348	442.00	36/11/00	1100.00
3348	442.00	37/11/00	1100.00
3348	442.00	38/11/00	1100.00
3348	442.00	39/11/00	1100.00
3348	442.00	40/11/00	1100.00
3348	442.00	41/11/00	1100.00
3348	442.00	42/11/00	1100.00
3348	442.00	43/11/00	1100.00
3348	442.00	44/11/00	1100.00
3348	442.00	45/11/00	1100.00
3348	442.00	46/11/00	1100.00
3348	442.00	47/11/00	1100.00
3348	442.00	48/11/00	1100.00
3348	442.00	49/11/00	1100.00
3348	442.00	50/11/00	1100.00
3348	442.00	51/11/00	1100.00
3348	442.00	52/11/00	1100.00
3348	442.00	53/11/00	1100.00
3348	442.00	54/11/00	1100.00
3348	442.00	55/11/00	1100.00
3348	442.00	56/11/00	1100.00
3348	442.00	57/11/00	1100.00
3348	442.00	58/11/00	1100.00
3348	442.00	59/11/00	1100.00
3348	442.00	60/11/00	1100.00
3348	442.00	61/11/00	1100.00
3348	442.00	62/11/00	1100.00
3348	442.00	63/11/00	1100.00
3348	442.00	64/11/00	1100.00
3348	442.00	65/11/00	1100.00
3348	442.00	66/11/00	1100.00
3348	442.00	67/11/00	1100.00
3348	442.00	68/11/00	1100.00
3348	442.00	69/11/00	1100.00
3348	442.00	70/11/00	1100.00
3348	442.00	71/11/00	1100.00
3348	442.00	72/11/00	1100.00
3348	442.00	73/11/00	1100.00
3348	442.00	74/11/00	1100.00
3348	442.00	75/11/00	1100.00
3348	442.00	76/11/00	1100.00
3348	442.00	77/11/00	1100.00
3348	442.00	78/11/00	1100.00
3348	442.00	79/11/00	1100.00
3348	442.00	80/11/00	1100.00
3348	442.00	81/11/00	1100.00
3348	442.00	82/11/00	1100.00
3348	442.00	83/11/00	1100.00
3348	442.00	84/11/00	1100.00
3348	442.00	85/11/00	1100.00
3348	442.00	86/11/00	1100.00
3348	442.00	87/11/00	1100.00
3348	442.00	88/11/00	1100.00
3348	442.00	89/11/00	1100.00
3348	442.00	90/11/00	1100.00
3348	442.00	91/11/00	1100.00
3348	442.00	92/11/00	1100.00
3348	442.00	93/11/00	1100.00
3348	442.00	94/11/00	1100.00
3348	442.00	95/11/00	1100.00
3348	442.00	96/11/00	1100.00
3348	442.00	97/11/00	1100.00
3348	442.00	98/11/00	1100.00
3348	442.00	99/11/00	1100.00
3348	442.00	100/11/00	1100.00



KEY PLAN (NTS)

PLAN SHOWS THE DETAILS OF RESIDENTIAL LAYOUT OF THIRUMAKAL NAGAR FOR PLOTS REGULARIZATION AT R.S.NO. 334/8, 330/2 IN KURUMBAGARAM VILLAGE, MEDINGAUDI CONDUIT, KARAIKAL DISTRICT.

NAME OF WORK: ALL DIMENSION AREA NUMBER (1:500) & NTS

SCALE: 1:500 & NTS

COLOUR INDEX: Hatched for MAIN ROAD, Dotted for