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**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

No. 5339/KPA/KCY/RUL(IP)/3112/2019/13

To

Date: **18 AUG 2021**  
12028

Thiru. C. Gouna,  
No. 18/B, Mukkulam street,  
Kottucherry,  
Karaikal.

Sir,

**Sub** KPA – Regularization of unsold plot in the unapproved residential layout, at RS.No.184/1/A/2, 184/6/D/1,184/6/D2, 184/8, Balaiya Pillai Nagar, Kottucherry 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 29.03.2019.  
iii. This office letter of even No. dt. 15.06.2021

With reference to your application dated 29.03.2019, it is informed that approval for regularization of unsold plots bearing Plot Nos. **02, 23, 24, 25, 26, 27, 28 & 31** in unapproved residential layout developed at R.S.No. 184/1/A/2, 184/6/D/1,184/6/D2, 184/8, Kottucherry Revenue Village, Kottucherry Commune Karaikal, is hereby accorded subject to the following conditions,

1. Area details:

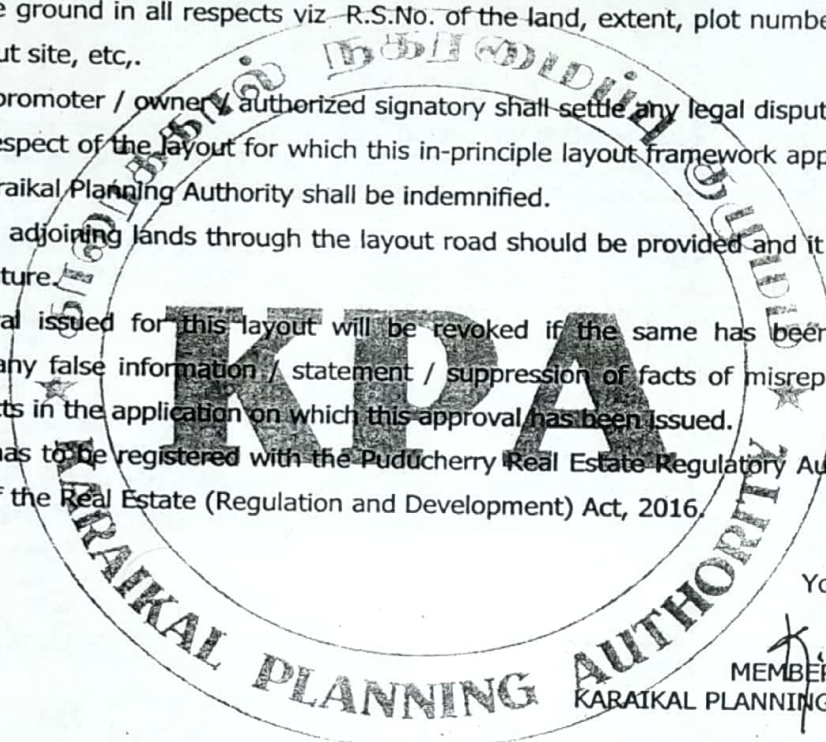
Sl. No.	Description	Nos.	Extent (m <sup>2</sup> )
1.	Layout area		7750
2.	Total no. of plots	35	5890
3.	Plots sold on or before 30/01/2017	27 (77.14%)	4386
4.	Unsold Plots as on 30/01/2017	08(22.86%)	1504
5.	Area of road portion		1860
6.	OSR required	10% of unsold plot area	150.40
7.	OSR proposed	Nil	Nil

2. Details of fees remitted:

Sl. No.	Details	Extent (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Regularization charges	1504	30	45,120/-
2.	Road Development Charges	1504	180	2,70,720/-
3.	Land Use conversion charges	1504	50	75,200/-
4.	OSR charges	150.40 (or) 1619sqft	120 per sq ft	1,94,280/-

..2/-

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.307409 dt.06.07.2021 and OSR charges vide, DD.No.307408 dt.06.07.2021

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.

*[Signature]*