

KARAIKAL PLANNING AUTHORITY
KARAIKAL

04
No. 805/KPA/KM-Kov/2020-22/

dt. 12426
24 MAR 2022

To
1. Tmt. Julaiha Banu
2. Thiru. Rahim, P/A of Tmt. Mohamed Noor Ilagi Banu & 7 others
3. Tmt. Samathuvam 4. Tmt. Sivagami
No. 09, Kadharsha Maraicar Street, Nagore.

Sir/madam,

Sub: KPA – Layout Approval to residential layout by name "V V Avenue" at R.S.No. 101/3pt & 102/1, T.S.No. 13pt & 14, Ward D, Block 05, Kovilpathu Village, Karaikal – Issued – Reg.

- Ref: i. Your application dt. 16.03.2020, 19.01.2021, 11.03.2022, 14.03.2022 & 17.03.2022.
ii. This office letter of even No. dt. 01.10.2020, 23.11.2020, 05.02.2021 & 10.03.2022.
iii. Karaikal Planning Authority meeting held on 28.10.2020.
iv. Letter No. 690/SD/Sett/Kk/2020 dt. 18.01.2021 of the Tahsildhar, Karaikal Taluk, Karaikal.
v. Letter No. 1619/KM/AE-II/OS/2021-22 dt. 04.03.2022 of the Commissioner, Karaikal Municipality.
vi. Letter No. 2726/EDK/EE-Kk/JE.Tech/F33/2020-21 dt. 10.03.2022 of the Executive Engineer, Electricity Dept, Karaikal.

With reference to the subject mentioned above, I am to state that this authority is pleased to issue layout approval to the residential layout by name 'V V Avenue' located at the above said location consisting of 26 plots, subject to the following conditions:

- Approved plots should not be further sub divided and sold without obtaining concurrence from this authority.
- Economically Weaker Section Plots (Plot No. 1 to 7) earmarked in the layout shall be sold only for EWS purpose and no conversion / amalgamation shall be permissible in the case of EWS plots.
- Canals running along the eastern boundary (T.S.No. D/5/20) and the western boundary (T.S.No. D/5/01) should be maintained periodically and no stagnation of water shall be allowed.
- Abutting canals should be kept free for ensuring free flow of water during rainy season.
- Canal bunds shall be left free from any encroachments and damages if any caused to canal bunds shall be rectified by the layout promoter.
- Sullage water from the residential buildings to be constructed in the plots shall not be let off into the abutting canals.
- Layout developer / plot purchasers shall pay development charges as and when demanded by this authority.
- This approval is issued based on the notary undertaking dt. 11.03.2022 submitted by the applicant for completion of water supply lines within the layout area.
- This layout approval is issued on the consent affidavit dt. 15.08.2020 obtained from the layout promoter of adjoining layouts, for utilizing the layout road of adjoining layouts.
- Layout roads and park portions has been handed over to the Karaikal Municipality vide registered Gift Deed No. 6126/ dt. 03.03.2022.
- This layout approval is issued based on the letter No. 1619/KM/AE-II/OS/2021-22 dt. 04.03.2022 of the Commissioner, Karaikal Municipality.
- This layout approval is issued based on the letter No. 2726/EDK/EE-Kk/JE.Tech/F33/2020-21 dt. 10.03.2022 of the Executive Engineer, Electricity Dept, Karaikal.

..2/-

Member Secretary
Karaikal Planning Authority

Y. Julaiha Banu


T. Karthi

P. Subramanian
K. Sivagami

m) 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 approved layout plan.

Yours faithfully,


MEMBER SECRETARY

Copy to:

1. The Deputy Collector (Rev)
Karaikal.

- along with a copy of approved layout plan and with a request to mutata patta of layout road portion (T.S.No. D/5/13/A/1/A/5 & D/5/14/5) and park portion (T.S.No. D/5/13/1/A/1/A/4, 14/2 & 14/3) in the name of Karaikal Municipality.

2. The Commissioner
Karaikal Municipality, Karaikal.

3. The Sub Registrar
Sub Registration Office, Karaikal.

4. The Member
Puducherry Real Estate Regulatory Authority
O/o Town & Country Planning Dept
Second Floor, Jawahar Nagar
Boomianpet, Puducherry - 5.

- along with a copy of approved layout plan.

Y. Julaiha banu

I. K. K.

P. S. S. S.

K. S. S. S.