

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 06 /3188/KPA/RUL/KM-Dhpm/2019/

Dated: 29 March 2022
12436

To
1. Tmt. H. Hameed Fathima Natchiyar
2. Thiru. Noor Mohamed
3. Tmt. Noorul Rifaya (Self & Guardian of minors Ahamed Ghani Anas & Khadeeja Mariam and legal heirs of deceased Thiru. Haja Mainudeen)
No. 31, Second Cross Street
Bharathi Nagar, Karaikal.

Sir,

Sub: KPA – Issue of In-principle layout framework approval to unapproved residential layout by name "Diamond Nagar" developed at R.S.No. 222/5pt, T.S.No. 13/3pt, Ward E, Block 10, Dharmapuram village, 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.No. 10/2018 dt. 28.09.2018 of Chief Secretariat (Hg), Puducherry.
ii. Your application, dated 03.01.2019.
iii. This office letter of even No. dt. 04.03.2022.

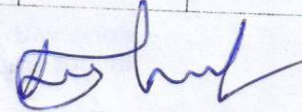
With reference to your application dated 03.01.2019 for regularization of **unsold plots No. 17, 18, 41, 43, 44, 45, 54, 55 & 56 in unapproved residential layout by name "Diamond Nagar" developed at R.S.No. 222/5pt, T.S.No. 13/3pt, Ward E, Block 10, Dharmapuram village, Karaikal**, in-principle layout 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	-	10901
2.	Total no. of plots	50 plots	8557
3.	Plots sold on or before 30/01/2017	41 plots (82.0%)	6931
4.	Unsold Plots as on 30/01/2017	9 plots (8.0%)	1626
5.	Area of road portion	-	2219
6.	OSR required	5% of unsold plot area	81.30
7.	OSR provided	One	125

2. Details of fees remitted;

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Regularization charges	1626	30	48,780/-
2.	Land Use Conversion Charges	1626	50	81,300/-

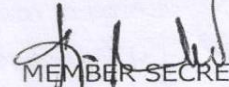
1) H. Hameed Fathima Natchiyar 2) 

3) H. Noorul Rifaya ..2/-

3. The conditions imposed by the Commissioner, Karaikal Municipality vide letter No. 1089/KM/EE/AE/JE(R)/DS/2019 dt. 23.10.2019 shall be strictly adhered to.
4. 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.
5. The layout promoter / owner / authorized signatory shall not encroach any Government land / canal / road portion adjoining or passing the layout in any manner.
6. 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.,
7. The layout promoter / owner / authorized signatory shall settle any legal disputes in the court of law in respect of the plots & layout for which this in-principle layout framework approval is issued and the Karaikal Planning Authority shall be indemnified.
8. 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.
9. 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, Karaikal Municipality payable at Karaikal.
10. Road portions has been handed over to the Commissioner, Karaikal Municipality vide reference No. 1311/KM/AE-II/OS/2020-21 dt. 22.02.2022 (Gift Deed No. 3291/ dt. 07.02.2022).
11. As decided by the Regularization Committee in its meeting held on 10.09.2020, layout roads in southern portion of the layout belonging to deceased Tmt. Nabisa Natchiyal shall also be handed over to the Karaikal Municipality through the legal heirs of deceased.
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

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
Karaikal Municipality
Karaikal.

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

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

- 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 of "in-principle layout framework approval"

U. Hameed Lethina Natchiyal
37 H. Noorul Rifaya