

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 05 /5341/KPA/TNR/RUL/3114/2019/

12455

Dated:

25 MAR 2022

To

Thiru.K.Arunachalam
P/A of Thiru.Ganeshkumar
No.2, Chinnakannu Chetty St,
Karikal.

Sir,

Sub: KPA – Issue of In-principle layout framework approval of unapproved residential layout named as Ganesh Nagar, at R.S.No.24/10, Sellur Revenue village, Thirunallar Commune, Thirunallar, 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 29.03.2019.
iii. This office letter of even No. dt. 10.12.2019, 31.08.2021, 24.01.2022.
iv. Puducherry T & CP Board meeting held on 30.07.2019

With reference to your application dated 29.03.2019 for regularization of unapproved residential layout by name Ganesh Nagar, **at R.S.No.24/10, Sellur Revenue village, Thirunallar Commune, Karaikal, in-principle layout framework approval** is hereby accorded for the said layout with, unsold plots No.R1pt,1pt, 2, 3, 9, 10pt &11Pt subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area		3200
2.	Total no. of plots	12	2012.92
3.	Plots sold on or before 30/01/2017	6Plots (50%)	1162
4.	Unsold Plots as on 30/01/2017	6Plots (50%)	850.92
5.	Area of road portion		402.10
6.	Gail Pipe Line area		600
7.	Own use area		184.98
6.	OSR required	10% of unsold plot area	103.60
7.	OSR proposed	-NIL-	-NIL-
8.	Scrutiny fee @ Rs. 500/- per unsold plot	6 plots X Rs. 500,	Rs.3,000/-

2. Details of fees remitted;

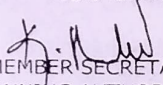
Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Scrutiny fee	-	Rs. 500 per unsold plot	3,000/-
2.	Regularization charges	1035.90	30	31,077/-
3.	Land Use Conversion Charges	1035.90	50	51,795/-
4.	OSR charges	103.60 sqm	799/sqm	82,777/-

(Handwritten signature)

**MEMBER SECRETARY
KARAIKAL PLANNING AUTHORITY
KARAIKAL**

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 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. 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 Nos. R1pt,1pt, 2, 3, 9, 10pt & 11Pt 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, Thirunallar Commune Panchayat payable at Karaikal.
9. Road portions was handed over to the Commissioner, Thirunallar Commune Panchayat, Karaikal vide reference No. 22/JE/TNRCP/2019-20 dt. 22.12.2021 (Gift Deed Document No. 25061/2021 dt. 15.10.2021).
10. The layout is to be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulations and Development) Act 2016.

Yours faithfully,


MEMBER SECRETARY
KARAİKAL PLANNING AUTHORITY

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

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,
Commune Panchayat,
Thirunallar

- 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 Member
PRERA
Office of the T&CPD
IInd Floor,
Jawahar Nagar, Boomianpet.

- along with a copy of layout of "In-principle Layout
Framework approval"

