

KARAIKAL PLANNING AUTHORITY
KARAIKAL

No. 188 /KPA /KCY/RUL(IP)-4698/2020/11

To

Date: 28 Jul 2021
12515

Thiru. Kaliaperumal & 3 Others,
Thiru. Gnanasekaran
No. 25, 1st Cross street,
S.S.Garden, Karaikal.

Sir,

Sub KPA – Regularization of unsold plot in the unapproved residential layout, at RS.No.272/5, Varichikudy South 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 21.01.2020.
iii. This office letter of even No. dt. 28.06.2021

With reference to your application dated 21.01.2020, it is informed that approval for regularization of unsold plots bearing Plot Nos. **06, 07 & 08** in unapproved residential layout developed at R.S.No.272/5, Varichikudy South Revenue Village, Kottucherry Commune Karaikal is hereby accorded subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area		2450
2.	Total no. of plots	09	2195
3.	Plots sold on or before 30/01/2017	06 (66.67%)	1479
4.	Unsold Plots as on 30/01/2017	03(33.33%)	716
5.	Area of road portion		255
6.	OSR required	10% of unsold plot area	71.60
7.	OSR proposed	Nil	Nil

2. Details of fees remitted:

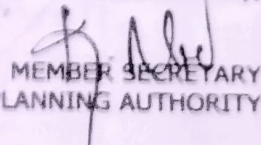
Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Regularization charges	716	30	21,480/-
2.	Road Development Charges	716	180	1,28,880/-
3.	Land Use conversion charges	716	50	35,800/-
4.	OSR charges	71.60 (or) 771sqft	120 per sq ft	92,520/-


..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,


MEMBER SECRETARY
KARAIKAL PLANNING AUTHORITY

~~End:~~ 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.654853 dt.01.07.2021 and OSR charges vide, DD.No.654852 dt.30.06.2021

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.