

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

No.7 /5068/KPA/KM-Dhpm//RUL/2019-22/

Dated: **2.0 APR 2022**  
**12439**

To

Thiru. Mohamed Harris  
P/A of Thiru. Balakrishnan &  
Tmt. Mangaiyarkarasi  
No. 70, Market Street  
Karaikal.

Madam,

**Sub:** KPA – Regularization of unsold plots in unapproved layout by name “Sumaiya Garden” developed at R.S.No. 204/1pt, T.S.No. 1/1 & 1/2, Ward E, Block 12, 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 28.03.2019 & 08.10.2019.  
iii. This office letter of even No. dt. 04.11.2019 & 21.12.2021.  
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With reference to your application dated 28.03.2019 & 08.10.2019, it is informed that approval for regularization of unsold plots bearing **Plot No. 02, 07 & 09 in unapproved residential layout developed by name “Sumaiya Garden” developed at R.S.No. 204/1pt, T.S.No. 1/1 & 1/2, Ward E, Block 12, Dharmapuram village, Karaikal** is hereby accorded subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m <sup>2</sup> )
1.	Layout area		1500
2.	Total no. of plots	09 plots	1193
3.	Plots sold on or before 30/01/2017	06 plots (66.67%)	831.20
4.	Unsold Plots as on 30/01/2017	03 plots (9.38%)	361.80
5.	Area of road portion	--	307
6.	OSR required	10% of unsold plot area	36.18
7.	OSR proposed	Nil	Nil
8.	Scrutiny fee @ Rs. 500/- per unsold plot	03 plots X Rs. 500/-	Rs. 1500/-

2. Details of fees remitted;

Sl. No.	Details	Extent as per document (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Regularization charges	361.80	30	10,854/-
2.	Road Development Charges	361.80	180	65,124/-
3.	Land Use conversion charges	361.80	50	18,090/-
4.	OSR charges	36.18 (10% of 361.80m <sup>2</sup> )	160 per sq feet	62,311/-

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. Conditions imposed by the Commissioner, Karaikal Municipality vide letter No. 1378/KM/ES/OS/2021 dt. 20.12.2021 should be strictly adhered to.
10. This regularization order is issued based on the Notary Affidavit dt. 22.10.2019 submitted by promoter of adjoining layout Thendral Nagar on usage of layout road & reserve portion as approach to the Sumaiya Garden layout.
11. 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

~~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  
Karaikal Municipality  
Karaikal.

- Informed that the applicant has remitted the Road Development Charges vide Demand Draft No. 131776 dt. 30.03.2022, Karur Vysya Bank, Karaikal.

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.