

KARAIKAL PLANNING AUTHORITY
KARAIKAL

12483

No. P1 /4647/KPA/TNR/RUL(IP)/2449/2019/

Dated: 18 JUL 2022

To

Thiru. Anbarasu
P/A of Thiru. Iyyapan & 3 Others
No.7, Jayaram Nagar,
Chinna Irusampalayam road,
Anyankuppam,
Puducherry.

Sir,

Sub: KPA - Issue of In-principle layout framework approval of unapproved residential layout named as Gandhi Nagar-Phase III, at R.S.No.172/2, 172/4, 172/6, 173/2, 173/3, 173/4, 173/5A, 173/5B & 173/6, 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 21.03.2019.
iii. This office letter of even No. dt., 31.11.2020, 22.07.2021, 9.02.2022, 15.06.2022.
iv. Minutes of Puducherry T & CP Board meeting held on 25.11.2021.

With reference to your application dated 13.03.2019 for regularization of unapproved residential layout by name, Gandhi Nagar-Phase III, at R.S.No.172/2, 172/4, 172/6, 173/2, 173/3, 173/4, 173/5A, 173/5B & 173/6, Sellur Revenue village, Thirunallar Commune, Karaikal, In-principle layout framework approval is hereby accorded for the said layout with, unsold plots No.1 to 9, 11pt, 12 to 26, 28 to 37, 40, 59pt, 60 to 62, 73 to 116, 145, 154pt, 155, 164pt, 165, 171, 172, 176 to 187, 193 to 200, 206, 208, 213, 246 to 253, 257 to 270, 280 to 288, 299, 301pt, 302, 321 to 335 with the following details/ subject to the following conditions.

1. Area details:

| Sl. No. | Description | Nos. | Extent (m ²) |
|---------|--|----------------------------|--------------------------|
| 1. | Layout area | | 38300 |
| 2. | Total no. of plots | 346 | 32091.20 |
| 3. | Plots sold on or before 30/01/2017 | (183+4pt)Plots (52.90%) | 16258.73 |
| 4. | Unsold Plots as on 30/01/2017 | (159+4pt)Plots (47.10%) | 15832.47 |
| 5. | Area of road portion | | 5498.50 |
| 6. | OSR required | 10% of unsold plot area | 1583.25 |
| 7. | OSR proposed | | 683.70 |
| 8. | Scrutiny fee @ Rs. 500/- per unsold plot | 183 plots X Rs. 500/- | Rs.91,500/- |

2. Details of fees remitted;

| Sl. No. | Details | Extent (m ²) | Rate per m ² | Amount (Rupces) |
|---------|-----------------------------|--------------------------|-------------------------|-----------------|
| 1. | Scrutiny fee | - | Rs. 500 per unsold plot | 91,500/- |
| 2. | Regularization charges | 15832.47 | 30 | 4,74,975/- |
| 3. | Land Use Conversion Charges | 15832.47 | 50 | 7,91,624/- |
| 4. | OSR charges | 899.55 | 201 | 1,80,810/- |

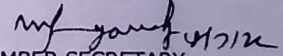
3. Road portions were handed over to the Commissioner, Thirunallar Commune Panchayat, Thirunallar vide reference No. 25/JE/TNRC/2020-21 dt. 29.04.22 (Gift Deed Document No. 15208/2022 dt. 26.05.2022).

4. Plot No.11Pt to an extent of 26.60SqM has been taken over by Electricity department vide reference No.889/EDK/Estt./B3/2022-23/625 dt 4.05.2022.

[Handwritten Signature]

5. 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.
6. The layout promoter / owner / authorized signatory shall not encroach any Government land / canal / road portion adjoining or passing the layout in any manner.
7. 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.,
8. 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.
9. 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.
10. Unsold plots Nos. 1 to 9, 11pt, 12 to 26, 28 to 37, 40, 59pt, 60 to 62, 73 to 116, 145, 154pt, 155, 164pt, 165, 171, 172, 176 to 187, 193 to 200, 206, 208, 213, 246 to 253, 257 to 270, 280 to 288, 299, 301pt, 302, 321 to 335 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.
11. 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
KARAIKAL 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"

