

KARAIKAL PLANNING AUTHORITY  
KARAIKAL

No. 16 /4648/KPA/TNR/RUL(IP)/2450/2019/

Dated: 29 DEC 2022

To

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

12712

Sir,

**Sub:** KPA – Issue of In-principle layout framework approval of unapproved residential layout 'Gandhi Nagar-Phase-I', at R.S.No.167/4, 167/5pt, 167/7pt, 167/8, 167/10pt, 167/13, 168/4A, 168/4Bpt 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., 18.11.20, 31.12.20, 22.07.21, 9.11.22.  
iv. Minutes of Puducherry T & CP Board meeting held on 25.11.2021.

With reference to your application dated 21.03.2019 for regularization of unapproved residential layout by name, **Gandhi Nagar-Phase - I, at R.S.No.167/4, 167/5pt, 167/7pt, 167/8pt, 167/10pt, 167/13, 168/4A, 168/4B, Sellur Revenue village, Thirunallar Commune, Karaikal, In-principle layout framework approval** is hereby accorded for the said layout with, unsold plots No.1, 2, 3, 4, 7pt, 8, 9, 10, 11, 21, 22, 23pt, 25pt, 26, 28, 29, 43, 44, 45, 46, 47, 60 to 76, 78, 100, 101, 102, 103, 104, 122pt, 138, 150, 152, 153, 164, 165, 166, 167, 186 to 201, 218, 220 to 243, 254 with the following details/ subject to the following conditions.

1. Area details:

Sl. No.	Description	Nos.	Extent (m <sup>2</sup> )
1.	Layout area		33146.00
2.	Total no. of plots	206	24454.22
3.	Plots sold on or before 30/01/2017	(111+3pt)Plots (53.88%)	12631.15
4.	Unsold Plots as on 30/01/2017	(92+3pt)Plots (46.12%)	11823.07
5.	Area of road portion		5422.93
6.	OSR required	5% of unsold plot area	591.15
7.	OSR proposed		582.70
8.	Gas Line Area		2595.35
9.	Reserved for own use		65.80
10.	Reserved for EB Portion		25.00
11.	Scrutiny fee @ Rs. 500/- per unsold plot	95 plots X Rs. 500/-	Rs.47,500/-

2. Details of fees remitted;

Sl. No.	Details	Extent (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Scrutiny fee	-	Rs. 500 per unsold plot	47,500/-
2.	Regularization charges	11823.07	30	3,54,692/-
3.	Land Use Conversion Charges	11823.07	50	5,91,154/-
4.	OSR charges	8.45	201	1699/-

*(Signature)*  
A. Anbarasu

wf you of 28/12/22

3. Road portions were handed over to the Commissioner, Thirunallar Commune Panchayat, Thirunallar vide reference No. 24/JE/TNRCP/2020-21 dt. 6.12.22 (Gift Deed Document No. 36573/2022 dt. 6.12.2022).
4. Plot No.23Pt to an extent of 25.00SqM has been taken over by Electricity department vide reference No.4648/EDK/Estt./B3/2022-23/1085 dt 6.12.2022.
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, 2, 3, 4, 7pt, 8, 9, 10, 11, 21, 22, 23pt, 25pt, 26, 28, 29, 43, 44, 45, 46, 47, 60 to 76, 78, 100, 101, 102, 103, 104, 122pt, 138, 150, 152, 153, 164, 165, 166, 167, 186 to 201, 218, 220 to 243, 254 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,

*[Handwritten Signature]* 23/12/22

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"

*[Handwritten Mark]*