

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

No. 1819/KPA/KCY/RUL(IP)-554/2018/

Dated: 5 JAN 2023

To

12638

✓ Thiru. C. Muthukrishnan,  
P/A of Thiru.R.V.Saravanan,  
No. 07, Meenatchi nagar,  
Nehru nagar extension, Karaikal.

Sir,

**Sub:** KPA – Issue of in-principle layout framework approval to unapproved residential layout by name "Vetri Vinayaga nagar" developed at R.S.No.309/1A in Varichikudy south Revenue village, Kottucherry commune, 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. Ms.No. 10/2018 dt. 28.09.2018 of Chief Secretariat (Hg), Puducherry.  
ii. Your application, dated 08.10.2018.  
iii. This office letter of even No. dt. 16.02.2022, 16.06.2022, 11.08.2022 & 19.12.2022.

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With reference to your application dated 08.10.2018 for regularization of **unsold plots Nos. 05 to 10, 14, 16, 17, 19, 23, 26, 27, 28, 30, 34pt, 35, 36, 36C, 36D, 37 to 42, 45 to 51, 68A, 91 to 95, 97 to 100, 115, 116, 120, 121, 122, 124 to 133, 139, 140, 144 to 149, 151, 152, 153, 156, 157, 158, 163, 174, 174A, 178pt, 179 to 186, 198 to 212, 214, R1 & R3 in unapproved residential layout developed at R.S.No.309/1A, Varichikudy south Revenue village, Kottucherry Commune, Karaikal**, in-principle layout framework approval is hereby accorded for the said unsold plots comprising in the layout with following details subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m <sup>2</sup> )
1.	Layout area	-	46100.00
2.	Total no. of plots	218 plots	14430.00
3.	Plots sold on or before 30/01/2017	116 plots (53.21%)	19883.07
4.	Unsold Plots as on 30/01/2017	102 plots (46.79%)	17043.22
5.	Area of road portion	-	8470.43
6.	OSR required	5% of unsold plot area	852.16
7.	OSR Proposed		523.63

2. Details of fees remitted:

Sl. No.	Details	Extent (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Regularization charges	17043.22	30	5,11,297/-
2.	Land Use Conversion Charges	17043.22	50	8,52,161/-
3.	OSR Charges	328.53 (or) 3536.30 Sqft	120 per Sqft	4,24,356/-

..2/-

*C. Muthukrishnan*  
MEMBER SECRETARY

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 totally 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 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, Kottucherry Commune Panchayat payable at Karaikal.
9. Road and OSR portions has been handed over to the Commissioner, Kottucherry Commune vide reference No.1316/KCP/JE/2022-23 dt. 23.11.2022 (Gift Deed No.35481/B-I dt.09.11.2022).
10. Transformer space has been handed over to the Executive Engineer, Electricity Department, Karaikal vide reference No.3365/EDK/Estt/E3/2022-23 dt. 22.11.2022 (Gift Deed No.35489/B-I dt. 09.11.2022).
11. The lay out roads should not be closed in any way and should be accessible to the adjacent lands.
12. The correctness of the extent of individual plots and boundaries of the layout should be verified by the layout owner.
13. 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.

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

Yours faithfully,

  
MEMBER SECRETARY

**Copy submitted to:**

The Chief Town Planner,  
Town and Country Planning Department  
Puducherry.

**Copy to:**

1. The Commissioner  
Kottucherry Commune  
Karaikal.
2. The Sub Registrar  
Office of the Sub Registrar, Karaikal.
3. The Assistant Director  
Survey & Land Records Dept, Karaikal
4. The Puducherry Real Estate Regulatory Authority (PRERA)  
O/o T&CP Dept, Jawahar Nagar, Boomianpet,  
Puducherry

- along with a copy of layout of "in-principle layout framework approval"

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