

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

No. O) /3799/KPA/KM-Dhpm/RUL/2019/

Dated: **5 JAN 2023**

To

**19701**

1. Thiru. Ahamed Faizal, 2. Ayesha Parvin, 3. Fougiya Nasrin,  
Legal Heirs of deceased Tmt. A. Fathima Joharan Beevi  
4. Thiru. A. Noor Mohamed  
No. 31, Second Cross Street  
Bharathi Nagar, Karaikal.

Sir/madam,

**Sub:** KPA – Issue of in-principle layout framework approval to unapproved residential layout by name “Johara Avenue” developed at R.S.No. 226/4pt, T.S.No. 4/5pt, Ward E, Block 10, 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 14.02.2019.  
iii. This office letter of even No. dt. 19.12.2022.

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With reference to your application dated 14.02.2019 for regularization of unsold plots Nos. 02, 04, 05, 07, 08, 09, 10, 11 & 12 in unapproved residential layout by name “Johara Avenue” developed at R.S.No. 226/4pt, T.S.No. 4/5pt, Ward E, Block 10, Dharmapuram village, Karaikal, in-principle layout framework approval is hereby accorded for the said unsold plots comprising in the layout, subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m <sup>2</sup> )
1.	Layout area	-	3250
2.	Total no. of plots	15 plots	2525.70
3.	Plots sold on or before 30/01/2017	6 plots (40.0%)	1099.50
4.	Unsold Plots as on 30/01/2017	9 plots (60.0%)	1426.20
5.	Area of road portion	-	575.70
6.	OSR required	10% of unsold plot area	142.62
7.	OSR proposed	1	148.60

2. Details of fees remitted;

Sl. No.	Details	Extent (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Regularization charges	1426.20	30	42,786/-
2.	Land Use Conversion Charges	1426.20	50	71,310/-

3. The conditions imposed by the Commissioner, Karaikal Municipality vide letter No. 1088/KM/EE/AE/JE(R)/DS/2019 dt. 23.10.2019 shall be strictly adhered to.

*mf yang*  
4/11/20

..2/-

**J. INDRADEVI, s.Sc., S.L.**  
Advocate & Notary  
No.15, Nehru Street  
KARAIKAL - 609 602

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 plots & 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, Karaikal Municipality payable at Karaikal.
9. OSR area and layout road portions (including the common approach road) has been handed over to the Commissioner, Karaikal Municipality vide reference No. 1801/KM/AE-II/OS/2022-23 dt. 13.12.2022 (Gift Deed No. 36771/ dt. 21.11.2022).
10. 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,

*(Signature)* 4/1/23

(C. MAYAVEL)  
MEMBER SECRETARY

**Copy submitted to:**

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

**Copy to:**

1. The Commissioner  
Karaikal Municipality  
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"

**ATTESTED**

**J. INDRADEVI, B.Sc., B.L.**  
**Advocate & Notary**  
**No. 15, Nehru Street**  
**KARAİKAL - 605 602**

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