

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 24/KPA/KM-KZDY/RUL-09/2023/

Dated: 03 MAY 2023

To

12689

Thiru. M. Panneerselvam,
S/o. Thiru. Muthaya,
No. 01, Allikulathu Veethi, Thalatheru, Karaikal.

Sir,

Sub: KPA – Regularization of unsold plot in the unapproved residential layout "Venkatachalapathi nagar" developed at R.S.No.43/1, T.S.No.7/1, Ward H, Block 02, Keezhakasakudy Revenue Village, Karaikal Municipality, 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 05.01.2023.
iii. This office letter of even No. dt. 11.04.2023

With reference to your application dated 05.01.2023, it is informed that approval for regularization of unsold plots bearing **Plot No.39** in unapproved residential layout developed at R.S.No.43/1, T.S.No.7/1, Ward H, Block 02, Keezhakasakudy Revenue Village, Karaikal Municipality, Karaikal is hereby accorded with following details/subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area		19372.00
2.	Total no. of plots	92	15517.00
3.	Plots sold on or before 30/01/2017	91 (42.86%)	15348.00
4.	Unsold Plots as on 31/01/2017	01 (57.14%)	169.00
5.	Area of road portion		3855.00
6.	OSR required	10% of unsold plot area	16.90
7.	OSR proposed	Nil	Nil

2. Details of fees remitted:

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Regularization charges	169.00	30	5,070/-
2.	Road Development Charges	169.00	180	30,420/-
3.	Land Use conversion charges	169.00	50	8,450/-
4.	OSR charges	16.90 Or 182sqft	190 per sqft	34,580/-

mf yaref 05/07/21-
**MEMBER SECRETARY
KARAIKAL PLANNING AUTHORITY
KARAIKAL**

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 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. 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. 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,

[Handwritten Signature]

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.655651 dt.12.04.2023 and OSR charges vide, DD.No. 655652 dt.12.04.2023

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.