

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

No. 09 /191/KPA/TNR/RUL(IP)/4701/2020/

Dated: **10 MAY 2023**  
**12747**

To

Shri. Muruganatham, Tmt. Anjugam, Tmt. Santhimathi, Tmt. Chinnatchi  
1/H of (Late) Durairaj  
No. 9, Agalankannu salai,  
Sellur, Thirunallar.

Sir,

**Sub:** KPA – Regularization of Unsold plots in the unapproved residential layout 'Sri Mariamman Nagar', at R.S.No.80/10/A, 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 21.01.2020.  
iii. This office letter of even No. dt,23.08.2021, 28.03.2023.

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With reference to your application dated 21.01.2020 for regularization of unsold plots in the unapproved residential layout by name, **Sri Mariamman Nagar, at R.S.No.80/10/A, Sellur Revenue village, Thirunallar Commune, Karaikal**, is hereby accorded for the unsold-plots No. 5,6,7,8,9,10,11,12,13,14,15 with the following details/ subject to the following conditions.

1. A ea details:

Sl. No.	Description	Nos.	Extent (m <sup>2</sup> )
1.	Layout area		3049
2.	Total no. of plots	16	2449
3.	Plots sold on or before 30/01/2017	5Plots (31.25%)	593
4.	Unsold Plots as on 30/01/2017	11plots (68.75%)	1392
5.	Area of road portion		600
6.	Own Use		464
7.	OSR required	10% of unsold plot area	185.60
8.	OSR proposed		-

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	5,500/-
2.	Regularization charges	1856	30	55,680/-
3.	Land Use Conversion Charges	1856	50	92,800/-
4.	Road Development charges	1856	180	3,34,080/-
4.	OSR charges	185.60	841/sqm	1,56,090/-

*mf yam*  
20/5/23

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 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 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,

*M. J. S. S. S.*

MEMBER SECRETARY  
KARAIKAL PLANNING AUTHORITY

~~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 approval"

**Copy to:**

1. The Commissioner,  
Commune Panchayat,  
Thirunallar
2. The Sub Registrar,  
Office of the Sub Registrar,  
Thirunallar.
3. The Assistant Director,  
Survey & Land Records Dept,  
Karaikal.
4. The Member, PRERA  
Office of the T&CPD  
IInd Floor,  
Jawahar Nagar, Boomianpet.

- along with a copy of layout of approval"