

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 47/KPA/KCY/RUL-10/2023/

Dated: 12 MAY 2023

To

Tmt. G. Kanimozhi,
W/o. Thiru. Paraman,
No. 27, Mariamman Koil street, Thiruvettakudy, Karaikal.
Sir,

19813

Sub: KPA – Regularization of unsold plot in the unapproved residential layout “Sivakeerthi nagar” developed at R.S.No.125/4, Varichikudy North 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.No. 10/2018 dt. 28.09.2018 & G.O.Ms No. 10/2022-Hg dt. 22.11.2022 of Chief Secretariat (Hg), Puducherry.
ii. Your application, dated 10.01.2023.
iii. This office letter of even No. dt. 03.04.2023

With reference to your application dated 10.01.2023, it is informed that approval for regularization of unsold plots bearing Plot Nos. **04 & 05** in unapproved residential layout developed at R.S.No.125/4, Varichikudy North Revenue village, Kottucherry Commune Panchayat, 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		3750.00
2.	Total no. of plots	18	3170.00
3.	Plots sold on or before 30/01/2017	16 (88.89%)	2832.00
4.	Unsold Plots as on 31/01/2017	2 (11.11%)	338.00
5.	Area of road portion		580.00
6.	OSR required	10% of unsold plot area	33.80
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	338.00	30	10,140/-
2.	Road Development Charges	338.00	180	60,840/-
3.	Land Use conversion charges	338.00	50	16,900/-
4.	OSR charges	33.80 Or 364sqft	70 per sqft	25,480/-

L. E. Kandi

M. Jayaraman
**MEMBER SECRETARY
KARAIKAL PLANNING AUTHORITY
KARAIKAL**

..2/-

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,

[Signature] 12/6/23
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
Kottucherry commune panchayat
Karaikal.

- Informed that the applicant has remitted the Road Development Charges vide Demand Draft No.959344 dt.02.05.2023 and OSR charges vide, DD.No. 959343 dt.02.05.2023

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.