

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

No. 2142/KPA/KCY/RUL(IP)-4404/19

Dated: 18 MAY 2023

To

Thiru. K. Karunakaran,  
P/A. of Thiru. L. Balakrishnan,  
No. 58, Yadaval street, Poovam, Karaikal.

19807

Sir,

**Sub:** KPA – Regularization of unsold plot in the unapproved residential layout "Sivam nagar Ext" developed at R.S.No.67/12, Poovam 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 of Chief Secretariat (Hg), Puducherry.  
ii. Your application, dated 15.11.2019.  
iii. This office letter of even No. dt. 06.04.2023  
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With reference to your application dated 15.11.2019, it is informed that approval for regularization of unsold plots bearing Plot Nos. **01, 07 & 08** in unapproved residential layout developed at RS.No. 67/12, Poovam Revenue village, Kottucherry Commune Panchayat, Karaikal is hereby accorded with following details/subject to the following conditions,

1. Area details:

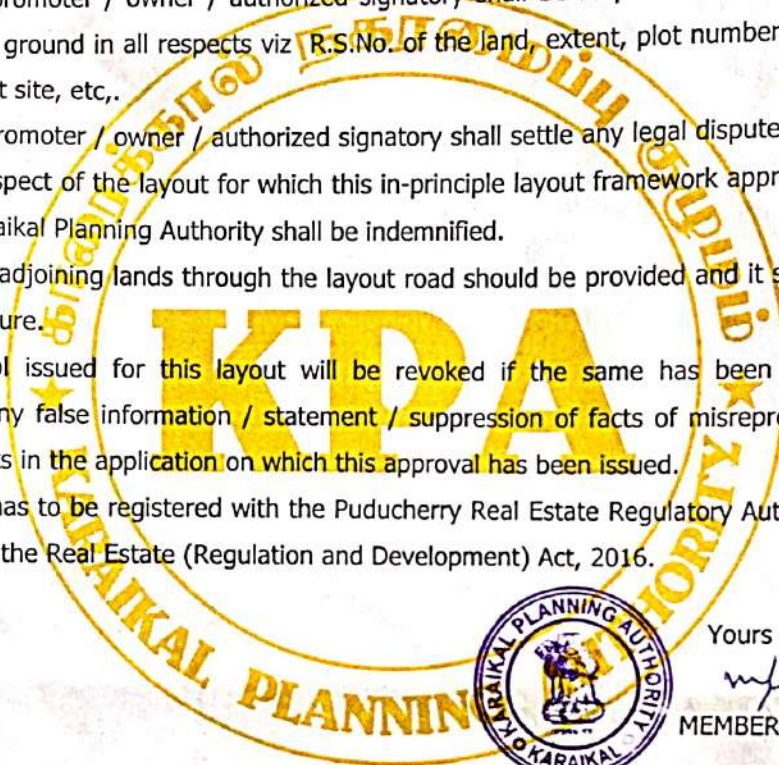
Sl. No.	Description	Nos.	Extent (m <sup>2</sup> )
1.	Layout area		1511
2.	Total no. of plots	06	1286
3.	Plots sold on or before 30/01/2017	03 (50.00%)	811
4.	Unsold Plots as on 30/01/2017	03 (50.00%)	475
5.	Area of road portion		155
6.	OSR required	10% of unsold plot area	47.50
7.	OSR proposed	Nil	Nil

2. Details of fees remitted:

Sl. No.	Details	Extent (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Regularization charges	475	30	14,250/-
2.	Road Development Charges	475	180	85,500/-
3.	Land Use conversion charges	475	50	23,750/-
4.	OSR charges	47.50	77000 per Are	36,575/-



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. This approval is also considered based on the notary affidavit dt.28.02.2022 of Tvl. Karunakaran, Neelavathy and Aranganathan
5. The layout promoter / owner / authorized signatory shall not encroach any Government land / canal / road portion adjoining or passing the layout in any manner.
6. 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.,
7. 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.
8. Approach to adjoining lands through the layout road should be provided and it should not be closed in future.
9. 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.
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.



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  
Kottucherry commune panchayat  
Karaikal.

- Informed that the applicant has remitted the Road Development Charges vide Demand Draft No.154891 dt.24.04.2023 and OSR charges vide, DD.No. 154890 dt. 24.04.2023

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.