

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

No. **59** /1937/KPA/NRVY/RUL/639/2018/

12348  
Dated:

15 DEC 2020

To

Tmt R. Anandy & 6 Others  
No.1/1, Veerasamy Naicker St,  
Karaikal.

Sir,

**Sub:** KPA - Issue of In-principle layout framework approval to the unapproved residential layout named Vaitheeswarar Nagar at R.S.No.172/3F/3A/4Pt,172/3F/3A/5,174/6B/1/Apt, Keezhamanai Revenue village, Neravy Commune panchayat, Neravy, 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 12.10.2018.  
iii. This office letter of even No. dt. 1.12.2020, 14.05.2020, 14.06.2019.  
iv. Puducherry T & CP Board meeting held on 19.02.2019.

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With reference to your application dated 12.10.2018 for regularization of unapproved residential layout at **R.S.No.172/3F/3A/4Pt,172/3F/3A/5,174/6B/1/Apt, Vaitheeswarar Nagar, Keezhamanai Revenue village, Neravy Commune, Karaikal, in-principle layout framework approval** is hereby accorded for the said layout with, unsold plots No.1Pt,2Pt,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28 subject to the following conditions, Area details:

| Sl. No. | Description                              | Nos.                    | Extent (m <sup>2</sup> ) |
|---------|--|-------------------------|--------------------------|
| 1.      | Layout area                              |                         | 6337                     |
| 2.      | Total no. of plots                       | 30                      | 5709.52                  |
| 3.      | Plots sold on or before 30/01/2017       | 9 plot (30%)            | 1497.02                  |
| 4.      | Unsold Plots as on 30/01/2017            | 21Plots (70%)           | 4212.50                  |
| 5.      | Area of road portion                     |                         | 627.48                   |
| 6.      | OSR required                             | 10% of unsold plot area | 421.25                   |
| 7.      | OSR proposed                             | Nil                     | Nil                      |
| 8.      | Scrutiny fee @ Rs. 500/- per unsold plot | 21plots X Rs. 500/-     | Rs. 10,500/-             |

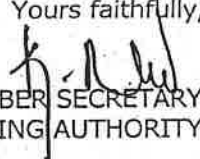
1. Details of fees remitted;

| Sl. No | Details                     | Extent (m <sup>2</sup> ) | Rate per m <sup>2</sup> | Amount (Rupees) |
|--------|-----------------------------|--------------------------|-------------------------|-----------------|
| 1.     | Scrutiny fee                |                          | Rs. 500 per unsold plot | 10,500/-        |
| 2.     | Regularization charges      | 4212.50                  | 30                      | 1,26,375/-      |
| 3.     | Land Use Conversion Charges | 4212.50                  | 50                      | 2,10,625/-      |
| 4.     | OSR charges                 | 421.25                   | 465/sqm                 | 1,95,882/-      |

Ag. by R. Anandy  
S. Sankaranarayanan  
S. Sankaranarayanan  
S. Sankaranarayanan  
S. Sankaranarayanan

2. The in-principle framework 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.
3. The layout promoter / owner / authorized signatory shall not encroach any Government land / canal / road portion adjoining or passing the layout in any manner.
4. 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.,
5. 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.
6. 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.
7. Unsold plots Nos. 1Pt,2Pt,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28 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, Neravy Commune Panchayat payable at Karaikal.
8. Road portions was handed over to the Commissioner, Neravy Commune Panchayat, Karaikal vide reference No. 2/NCP/AE/2019-20 dt. 24.11.2020 (Gift Deed Document No. 22246 dt. 9.11.2020).
9. The layout is to be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulations and Development) Act 2016.

Yours faithfully,

  
MEMBER SECRETARY  
KARAIKAL PLANNING AUTHORITY

**Encl:** a copy of layout of "in-principle layout framework approval"

**Copy submitted to:**

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

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

**Copy to:**

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

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

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

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

-along with a copy of layout plan.

