

**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.

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 ²)
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 ²)	Rate per m ²	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. to 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.

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Layout framework approval"

-along with a copy of layout plan.

