

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 17 /174/KPA/TNR/RUL (L)-18/2023/

Dated: 11 JUL 2023
12769

To

~~Tmt.S.Vasanthi~~
W/o.Thiru.Subramanian
No.11, Madavilagam,
Thirunallar.

Madam,

Sub: KPA – Regularization of unsold plots in the unapproved residential layout developed at the R.S.No.67/1, Plot No. 10, Sellur Revenue village, Thirunallar 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 8.02.2023.
iii. This office letter of even No. dt. 5.05.2023

With reference to your application dated 5.05.2023, it is informed that approval for regularization of unsold plots bearing **Plot No. 10** in the unapproved residential layout developed at **R.S.No.67/1, Sellur Revenue village, Thirunallar**, is hereby accorded subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area	-	6162
2.	Total no. of plots	19 plots	6162
3.	Plots sold on or before 30/01/2017	18 plots (94.74%)	5830
4.	Unsold Plots as on 30/01/2017	1 plot (5.26%)	332
5.	Area of road portion	-	-
6.	OSR required	10% of unsold plot area	33.20
7.	OSR proposed	NIL	NIL
8.	Scrutiny fee @ Rs. 500/- per unsold plot	1unsold plots X Rs. 500/-	Rs. 500/-

2. Details of fees remitted;

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Scrutiny fee	-	Rs. 500 per unsold plot	500/-
2.	Regularization charges	332	30	9,960/-
3.	Road Development Charges	332	180	59,760/-
4.	Land Use Conversion Charges	332	50	16,600/-
5.	OSR Charges	33.20sqm 357.23sqft	144/sqft	51,441/-

2.9.2023

M. S. S. S. S.

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,

[Handwritten Signature]

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 plan

Copy to:

1. The Commissioner
Thirunallar Commune Panchayat,
Thirunallar.

- Informed that the applicant has remitted the
Road Development Charges vide Demand Draft
No. 661933 dt. 9.08.2021.

2. The Sub Registrar
Office of the Sub Registrar
Thirunallar.

- along with a copy of layout plan.

3. The Assistant Director
Survey & Land Records Dept
Karaikal.

- along with a copy of layout plan.

5. The PRERA
Office of the T&CPD
IInd Floor,
Jawahar Nagar,
Boomianpet.

-along with a copy of layout plan.

[Handwritten Signature]