

07/07/23

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

15/  
No. 242/KPA/KM-KZDY/2020/

dt. 06 JUL 2023

To

The Secretary,  
Karaikal Co-op Building Society,  
Nehru nagar,  
Karaikal.

19859

Sir,

Sub: KPA – Layout Approval to reserved portion in Ammaiyyar Nagar-I layout at R.S.No. 84/2Bpt, T.S.No.27/33, Ward H, Block 08, Keezhakasakudy Revenue Village, Karaikal – Issued – Reg.

- Ref: i. Your application dt. 19.03.2020,  
ii. This office letter of even No. dt. 19.05.2020, 21.01.2021 & 19.08.2021  
iii. Karaikal Planning Authority meeting held on 01.07.2020.  
iv. Letter No. 09/G/SLR/KKL/2021 dt. 01.07.2021 of the Assistant Director of Survey, Branch Survey Office, Karaikal.  
v. Letter No. 4124/KM/AE-II/OS/2022-23, dt. 12.01.2023 & 24.04.2023 of the Commissioner, Karaikal Municipality.  
vi. Letter No. 3996/DCR/AO(LR)/B2/2020-21/328, dt. 22.05.2020 of the Deputy Collector (Rev) cum AO (Land Reforms), Karaikal.  
vii. Letter No. 125/PW/B&R/D3/2020-21 dt. 26.05.2020 of the Executive Engineer (B&R), PWD, Karaikal.

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With reference to the subject mentioned above, I am to state that this authority is pleased to issue layout approval to the reserved portion of residential layout by name 'Ammaiyyar Nagar-I' located at the above said location consisting of 07 plots, subject to the following conditions:

- a) Approved plots should not be further sub divided and sold without obtaining concurrence from this authority.
- b) Economically Weaker Section Plots (Plot No. F & G) earmarked in the layout shall be sold only for EWS purpose and no conversion / amalgamation shall be permissible in the case of EWS plots.
- c) Abutting storm water drain should be kept free for ensuring free flow of water during rainy season.
- d) The Layout promoter /owner shall settle any legal disputes in the court of law in respect of the title deed and the Karaikal Planning Authority shall be indemnified.
- e) The Layout promoter /owner shall not encroach any Govt. land/canal/road portion adjoining or passing through the layout, in any manner.
- f) Layout road portions has been handed over to the Karaikal Municipality vide registered Gift Deed No. 40550/ dt. 26.12.2022.
- g) This layout approval is issued based on the letter No. 4124/KM/AE-II/OS/2022-23 dt. 24.04.2023 of the Commissioner, Karaikal Municipality.
- h) The Layout approval will be revoked if the same has been obtained by furnishing any false information/statement/suppression of facts or misrepresentation of material facts.
- i) This layout approval is issued based on the recommendation of KPA Committee meeting held on 07.06.2023.

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For THE KARAIKAL CO-OPERATIVE  
BUILDING SOCIETY LTD., No. P87

*[Signature]*  
Secretary

*[Signature]*  
Member Secretary  
Karaikal Planning Authority

- j) Layout promoter/ plot purchaser shall pay the development charges as and when demanded by this authority.
- k) 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.

Encl: A copy of approved layout plan.

Yours faithfully,



(C.MAYAVEL)  
MEMBER SECRETARY

Copy to:

1. The Deputy Collector (Rev)  
Karaikal.

- along with a copy of approved layout plan  
and with a request to mutate patta of layout  
road portion in the name of Karaikal  
Municipality.

2. The Commissioner  
Karaikal Municipality, Karaikal.

3. The Sub Registrar  
Sub Registration Office, Karaikal.

- along with a copy of approved layout plan.

4. The Member  
Puducherry Real Estate Regulatory Authority  
O/o Town & Country Planning Dept  
Second Floor, Jawahar Nagar  
Boomianpet, Puducherry - 5.

For THE KARAIKAL CO-OPERATIVE  
BUILDING SOCIETY LTD., No.P87

x *Seyrus*  
Secretary