

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 18 /17/KPA/KM-Akvm//RUL/2023/

Dated: 2 AUG 2023

To

Thiru. J. Sekar
P/A of Thiru. Ramamoorthy Rajamohan
No. 435, Pillaiyar Kovil Street
Akkaravattam, T.R.Pattinam.

19776

Sir,

Sub: KPA - Regularization of unsold plots in unapproved subdivision developed at R.S.No. 102/3pt, T.S.No. 3/4/3/1/A/1pt & 3/4/3/1/A/3, Ward- M, Block 04, Akkaravattam revenue village, 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 04.01.2023.
iii. This office letter of even No. dt. 23.03.2023 & 19.06.2023

With reference to your application dated 28.03.2019 & 08.10.2019, it is informed that approval for regularization of unsold plots bearing R.S.No. 102/3pt, T.S.No. 3/4/3/1/A/1pt & 3/4/3/1/A/3, Ward- M, Block 04, Akkaravattam revenue village, Karaikal is hereby accorded subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area		5351
2.	Total no. of plots	05	4878
3.	Plots sold on or before or after 30/01/2017	03 (60.0%)	4007
4.	Unsold Plots as on 30/01/2017	02 (40.0%)	871
5.	Area of road portion		473
6.	OSR required	10% of unsold plot area	88
7.	OSR proposed	Nil	Nil
8.	Scrutiny fee @ Rs. 500/- per unsold plot	02 plots X Rs. 500/-	Rs. 1000/-

2. Details of fees remitted;

Sl. No.	Details	Extent as per document (m ²)	Rate per m ²	Amount (Rupees)
1.	Regularization charges	871	30	26,130/-
2.	Road Development Charges	871	180	1,56,780/-
3.	Land Use conversion charges	871	50	43,550/-
4.	OSR charges	88 (10% of 871m ²)	150 per sq ft	1,42,085/-

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. **Frontage and minimum area of the plots (to be sold) shall be in compliance with provisions of Puducherry Building Byelaws & Zoning Regulations, 2012 and its amendments.**
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,
(Signature)
(C. MAYAVEL)
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
Karaikal Municipality
Karaikal.

- Informed that the applicant has remitted the
Road Development Charges vide Demand Draft
No. 656296 dt. 17.07.2023, Tamilnadu
Mercantile Bank, Karaikal.

2. The Sub Registrar
Office of the Sub Registrar
Neravy / T.R.Pattinam.

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.