

**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 306/KPA/NDU/RUL(L)-23/2023/

Dated: 04 JUL 2023

To

Tmt. K. Janaki,
W/o. Thiru. Kannan,
No. 145, ABR Nagar,
Near Vinayagar Temple,

19835

Madam,

Sub: KPA - Regularization of unsold plot in the unapproved residential layout, at R.S.No.131/3, Kurumbagaram Revenue Village, Nedungadu Commune Panchayat - 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. 26.05.2018 & G.O.No. 10/2018 dt. 28.09.2018 & G.O.Ms No. 10/2022-Hg dt. 22.11.2022 of Chief Secretariat (Hg), Pudukcherry.
ii. Your application, dated 06.03.2023.
iii. This office letter of even No. dt. 12.05.2023

With reference to your application dated 06.03.2023, it is informed that approval for regularization of unsold plots bearing Plot Nos. **05, 08, 10, 11 & R1** in unapproved residential layout developed at RS.No. 131/3, Kurumbagaram Revenue Village, Nedungadu Commune Panchayat, Karaikal is hereby accorded with following details/subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area		2700
2.	Total no. of plots	15	2225
3.	Plots sold on or before 30/01/2017	10 (66.67%)	1561
4.	Unsold Plots as on 30/01/2017	05 (33.33%)	664
5.	Area of road portion		475
6.	OSR required	10% of unsold plot area	66.40
7.	OSR proposed	Nil	Nil

2. Details of fees remitted:

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Regularization charges	664	30	19,920/-
2.	Road Development Charges	664	180	1,19,520/-
3.	Land Use conversion charges	664	50	33,200/-
4.	OSR charges	66.40 or 715sqft	20 per sqft	14,300 /-

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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. The conditions imposed by the Commissioner, Nedungadu Commune Panchayath Vide Letter No.Ned.CP/A3/2023-24/705, Dt.04.05.2023, should be strictly adhered to (Copy enclosed) .
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,


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
Nedungadu commune panchayat
Karaikal.

- Informed that the applicant has remitted the Road Development Charges vide Demand Draft No.001945 dt.08.06.2023 and OSR charges vide, DD.No. 001944 dt.08.06.2023

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.

4. The Puducherry Real Estate Regulatory Authority (PRERA)
O/o T&CP Dept
Jawahar Nagar, Boomianpet,
Puducherry

- along with a copy of layout plan.