

KARAIKAL PLANNING AUTHORITY  
KARAIKAL

No. 20 /5672/KPA/KM-Dhpm/RUL/2019/

Dated: 18 AUG 2023

To

Thiru. M. Haja Kamaloudine &  
Thiru. M. Kumaravel P/A of Tmt. Jahabar Nisha Natchial  
No. 07, Puduthurai Main road  
Karaikal.

19790

Sir,

Sub: KPA - Issue of in-principle layout framework approval for an unapproved layout by name 'Lotus Park' at R.S.No. 151/5pt, 150/1, 150/3, 151/8, 150/2, T.S.No. 11/5, 11/8, 12/1, 12/2, 12/3 & 12/5, Ward E, Block 06, Dharmapuram village, Karaikal - Reg.

Ref: i. Your application dated 29.03.2019.  
ii. This office letter of even No. dt. 02.08.2023.  
iii. Letter No. 4639/KM/AE/OS/2023-24dt. 04.08.2023 of the Commissioner, Karaikal Municipality.

With reference to your application dated 29.03.2019 for regularization of unsold plots Nos. 01 to 10, 16 to 21, 29 - 33, 76 to 79, 112 to 117, R2 and R5 in unapproved residential layout by name 'Lotus Park' at R.S.No. 151/5pt, 150/1, 150/3, 151/8, 150/2, T.S.No. 11/5, 11/8, 12/1, 12/2, 12/3 & 12/5, Ward E, Block 06, Dharmapuram village, Karaikal, in-principle layout framework approval is hereby accorded for the said unsold plots comprising in the layout, subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m <sup>2</sup> ) as per Patta	Extent (m <sup>2</sup> ) as per Document
1.	Layout area	-	26284	25791
2.	Total no. of plots	117 plots & 4 reserved portions	20379	20379
3.	Plots sold on or before 30/01/2017	86 plots & 2 plots (71.55%)	14527	14527
4.	Unsold Plots as on 30/01/2017	31 unsold plots & 2 reserved portions (28.45%)	5852	5852
5.	Area of road portion	-	5875	5382
6.	Transformer area	1	30	30
7.	OSR required	5% of unsold plot area		293
8.	OSR proposed	NIL		NIL
9.	Scrutiny fee @ Rs. 500/- per unsold plot	[31 plots & 2 reserved portions] x Rs. 500/- = Rs. 16,500/-		Rs. 17,000/-

*M. J. Jayaram*  
MEMBER SECRETARY  
KARAIKAL PLANNING AUTHORITY  
KARAIKAL

..2/-

2. Details of fees remitted;

Sl. No.	Details	Extent as per document (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Regularization charges	5852	30	1,75,560/-
2.	Land Use conversion charges	5852	50	2,92,600/-
3.	OSR charges	293 (5% of 5852m <sup>2</sup> )	1366 per sq m	4,00,238/-

3. The conditions imposed by the Commissioner, Karaikal Municipality vide letter No. 54/KM/ES/DS/2022-23 dt. 03.10.2022 shall be strictly adhered to.
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 plots & layout for which this in-principle layout framework approval is issued and the Karaikal Planning Authority shall be indemnified.
7. 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.
8. Unsold plots 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, Karaikal Municipality payable at Karaikal.
9. Layout road portions (as per enjoyment) has been handed over to the Commissioner, Karaikal Municipality vide reference No. 4639/KM/AE/OS/2023-24 dt. 04.08.2023 (Gift Deed No.21047/ dt. 05.07.2023) and the transformer yard portion has been taken over by the Electricity Dept, Karaikal vide letter No. 160/EDK/Estt./B.3/2022-23/354 dt. 20.03.2023 (Gift Deed No. 7007/ dt. 07.03.2023).
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.

Encl: a copy of layout of "in-principle layout framework approval"

Yours faithfully,



(C. MAYAVEL)

MEMBER SECRETARY

**Copy submitted to:**

The Chief Town Planner,  
Town and Country Planning Department  
Puducherry.

**Copy to:**

1. The Commissioner  
Karaikal Municipality, Karaikal.
2. The Sub Registrar  
Office of the Sub Registrar, Karaikal.
3. The Assistant Director  
Survey & Land Records Dept, Karaikal.
4. The Puducherry Real Estate Regulatory  
Authority (PRERA), O/o T&CP Dept  
Jawahar Nagar, Boomianpet, Puducherry.

along with a copy of layout of "in-principle  
layout framework approval"