

KARAIKAL PLANNING AUTHORITY
KARAIKAL

No. 08 /1672/KPA/TNR/RUL(IP)/4188/2019/

Dated: 10 MAY 2023

To

Thiru.G.Anbazhagan & V.Ravichandran
No.19, North St,
Sethur, Thirunallar.

12740

Sir,

Sub: KPA – Issue of In-principle layout framework approval of unapproved residential layout 'Ganapathy Nagar', at R.S.No.175/4, 175/5 & 175/6, Sethur Revenue village, Thirunallar Commune, Thirunallar, 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 30.09.2019.
iii. This office letter of even No. dt.9.09.2020, 4.01.2022,14.06.2022.
iv. Minutes of Puducherry T & CP Board meeting held on 15.09.2020.

With reference to your application dated 30.09.2019 for regularization of unapproved residential layout by name, **Ganapathy Nagar, at R.S.No.175/4,175/5 & 175/6, Sethur Revenue village, Thirunallar Commune, Karaikal, In-principle layout framework approval** is hereby accorded for the said layout with, unsold plots No. 3, 4, 5, 6, 7, 11, 13, 14 & 15 with the following details/ subject to the following conditions.

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area		3280
2.	Total no. of plots	16	2390
3.	Plots sold on or before 30/01/2017	5Plots (31.25%)	896
4.	Unsold Plots as on 30/01/2017	9plots (56.25%)	1494
5.	Area of road portion		459
6.	Service road portion		227
7.	OSR required	10% of unsold plot area	149.40
8.	OSR proposed		204

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	4,500/-
2.	Regularization charges	1494	30	44,820/-
3.	Land Use Conversion Charges	1494	50	74,700/-
4.	OSR charges	-	-	-

Mf. yamf106123
MEMBER SECRETARY
KARAIKAL PLANNING AUTHORITY
KARAIKAL

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[Signature]

3. Road portions & OSR area were handed over to the Commissioner, Thirunallar Commune Panchayat, Thirunallar vide reference No. 14/JE/TNRCP/2020-21 dt. 10.06.22 (Gift Deed Document No. 12671/2022 dt. 6.05.2022).
4. The in-principle framework 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.
5. The layout promoter / owner / authorized signatory shall not encroach any Government land / canal / road portion adjoining or passing the layout in any manner.
6. 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.,
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. 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.
9. Unsold plots Nos. 3, 4, 5, 6, 7, 11, 13, 14 & 15 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, Thirunallar Commune Panchayat payable at Karaikal.
10. The layout is to be registered with the Puducherry Real Estate Regulatory Authority as per Section 3 of the Real Estate (Regulations and Development) Act 2016.



Yours faithfully,
[Signature] 10/5/22
MEMBER SECRETARY

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

Copy submitted to:

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

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

Copy to:

1. The Commissioner,
Commune Panchayat,
Thirunallar
2. The Sub Registrar,
Office of the Sub Registrar,
Thirunallar.
3. The Assistant Director,
Survey & Land Records Dept,
Karaikal.
4. The Member, PRERA
Office of the T&CPD
IInd Floor,
Jawahar Nagar, Boomianpet.

- along with a copy of layout of "in-principle
Layout Framework approval"