

**KARAIKAL PLANNING AUTHORITY  
KARAIKAL**

No. 2409/KPA/NDU/RUL(IP)-4514/2019/14

Dated: **26. OCT 2022**

To

Thiru. P. Asaithamby,  
P/A. to Thiru. Anandhan,  
No. 18, New street, Muthaiyalpet, Puducherry.

18388

Sir,

**Sub** KPA – Regularization of unsold plot in the unapproved residential layout “ Sri Karpaga Vinayagar nagar” developed at R.S.No.21/2, Nedungadu Revenue village, Nedungadu Commune, 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 11.12.2019.  
iii. This office letter of even No. dt. 17.08.2022

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With reference to your application dated 11.12.2019, it is informed that approval for regularization of unsold plots bearing Plot Nos. **04, 05, 06, 07, 08, 09, 11, 12, 13 & 14** in unapproved residential layout developed at RS.No.21/2, Sri Karpaga Vinayagar nagar, Nedungadu 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 <sup>2</sup> )
1.	Layout area		4850.00
2.	Total no. of plots	27	4183.00
3.	Plots sold on or before 30/01/2017	17 plots (62.96%)	2702.00
4.	Unsold Plots as on 30/01/2017	10 plots (37.04%)	1481.00
5.	Area of road portion		667.00
6.	OSR required	10% of unsold plot area	148.10m <sup>2</sup>
7.	OSR proposed		NIL

2. Details of fees remitted:

Sl. No.	Details	Extent (m <sup>2</sup> )	Rate per m <sup>2</sup>	Amount (Rupees)
1.	Regularization charges	1481	30	44,430/-
2.	Road Development Charges	1481	180	2,66,580/-
3.	Land Use conversion charges	1481	50	74,050/-
4.	OSR charges	148.10 Or 1595sqft	88 per sqmt	79,750 /-

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. 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.
9. 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.022599 dt.15.09.2022 and OSR charges vide, DD.No. 022596 dt. 15.09.2022

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.