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**KARAIKAL PLANNING AUTHORITY
KARAIKAL**

No. 2317/5848/KPA/TNR/RUL/3621/2019/

Dated: 06 NOV 2019

To

Thiru Mohamed Ismail P/A Koraisabegam, Pathamuthujoharan,
P/A. Ramanathan & Rahamathukani
No. 155, Main road,
Ambagarathur, Thirunallar.

Sir,

Sub: KPA – Regularization of unsold plots in unapproved residential layout developed at R.S.No.91/4,91/8,91/3, Plot Nos.7 & 17, Green city III, Ambagarathur Revenue village, Thirunallar - 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 31.03.2019.
iii. This office letter of even No. dt. 13.09.2019

With reference to your application dated 31.03.2019, it is informed that approval for regularization of unsold plots bearing Plot No. 7 & 17 in unapproved residential layout developed at **R.S.No.91/4,91/8,91/3, Green city III, Ambagarathur Revenue village, Thirunallar**, is hereby accorded subject to the following conditions,

1. Area details:

Sl. No.	Description	Nos.	Extent (m ²)
1.	Layout area	-	3324
2.	Total no. of plots	17 plots	2589
3.	Plots sold on or before 30/01/2017	15 plots (88.24%)	2381
4.	Unsold Plots as on 30/01/2017	2 plots (11.76%)	208
5.	Area of road portion	-	735
6.	OSR required	10% of unsold plot area	20.8
7.	OSR proposed	NIL	NIL
8.	Scrutiny fee @ Rs. 500/- per unsold plot	2 unsold plots X Rs. 500/-	Rs. 1,000/-

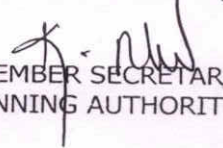
2. Details of fees remitted;

Sl. No.	Details	Extent (m ²)	Rate per m ²	Amount (Rupees)
1.	Scrutiny fee	-	Rs. 500 per unsold plot	1,000/-
2.	Regularization charges	208	30	6,240/-
3.	Road Development Charges	208	180	37,440/-
3.	Land Use Conversion Charges	208	50	10,400/-
4.	OSR Charges	20.8/223.81	150 per sqft	33,572/-

..2/-

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
KARAIKAL PLANNING AUTHORITY

~~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
Thirunallar commune panchayat
Thirunallar.

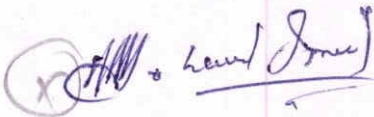
- Informed that the applicant has remitted the
Road Development Charges vide Demand Draft
No. 062452 dt. 18.10.2019.

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.


Assistant Director