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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 01/Residential-Layout/2025-26

Date: 9/29/25 7:31 PM

From:

Village Panchayat

PULIYUR SAYANAPURAM

To :

1.Mr. SUBHASH GUPTA Tmt LALITHA DEVI,
No.23, Maruthu Pandiar Street, K K Nagar
Madurai -,625020

Online Application Number: RWMEZX9G

Sir/ Madam,

Sub :

Layout - Madurai Town and Country Planning Office Madurai Local Planning Authority Area - Sivaganga District - Tiruppuvanam Panchayat Union - Puliyur-Saynapuaram Panchayat - Sottathatti - Survey No. 142/1, 142/2, 142/3, 142/4, 142/5, 143/3, 147/1A, 147/1B, 147/2A, 147/2B, 147/3A, 147/3B, 147/4, 147/5A, & 147/6A, comprising an area of (4.165 acres). Technical approval received for the proposed residential layout in the said area - Regarding the issuance of final approval and order

Ref :

1.Government Order (G.O.) (Ms.) No: 255, Rural Development (C2) Department, dated: 18.08.1997.
2.G.O. (Ms.) No: 71, Rural Development (C2) Department, dated: 16.03.2003.
3.G.O. (Ms.) No: 78, Housing and Urban Development (UD. 4(3) Department), dated: 04-05-2017.
4.G.O. (Ms.) No: 172, Housing and Urban Development (UD. 4(3) Department), dated: 13-10-2017.
5.Application letter and enclosures from the Applicants, Mr. SUBHASH GUPTA and Tmt LALITHA DEVI, Door No: 23, Marudhu Pandiyar Street, K K Nagar, Madurai-625020.
6.Online Proceeding No. 47740/2025/SWP/RWMEZX9G/2025/TCP, dated: 17.06.2025, from the Member Secretary (In-charge), District Town and Country Planning Office, Sivaganga.
7.Deed of Gift Document No. 4093, dated: 13.06.2025, for the surrender of proposed layout roads and local body common utility areas.
8.Deed of Gift Document No. 4094, dated: 13.06.2025, for the surrender of TANGEDCO utility area.

9.Receipt for the scrutiny fee and regularization fee paid by the Applicants, Mr. SUBHASH GUPTA and Tmt LALITHA DEVI, Door No: 23, Marudhu Pandiyar Street, K K Nagar, Madurai-625020

Body:

Order:

Principle-based layout approval has been granted for the proposed residential layout located in Sottathatti, Puliyur-Saynapuaram Panchayat, Tiruppuvanam Panchayat Union, under Survey No. 142/1, 142/2, 142/3, 142/4, 142/5, 143/3, 147/1A, 147/1B, 147/2A, 147/2B, 147/3A, 147/3B, 147/4, 147/5A, & 147/6A, comprising an area of (4.165 acres).

•The technical permission and plan approval, through the Madurai Local Planning Authority, have been numbered as M.V.T.A/M.U.T.C. No: 161/2025 and 179/2025 respectively, subject to the conditions mentioned below.

•The area for public utility, which had to be surrendered as a local body gift, has been registered as a gift to the Puliyur-Saynapuaram Panchayat.

•The Applicants have paid a scrutiny fee (only) of Rs. 77,000/- and a regularization fee of Rs. 1,81,991/-, along with Rs. 10,28,000/- for infrastructure development through a miscellaneous receipt, as per the receipt no. 2025092947740 dated: 29.09.2025, as seen in Reference (8).

•The above layout is hereby ordered to be regularized and granted final approval subject to the following conditions.

Conditions:

•This temporary order is issued in compliance with the instructions and guidelines provided by the Rural Development and Panchayat Raj Department, subject to the Government Orders.

•The principle-based approval does not confirm the land title. It is only examined whether there is a provision to grant principle-based approval by preparing a layout plan as per the Government Order, based on the title documents obtained before granting the principle-based approval.

•Any person wishing to transact the property must separately confirm the right to the property.

•If any other individual claims a right over it, they may resolve it before the appropriate court.

•The Rural Development and Panchayat Raj Department is not the appropriate authority to decide on the land title.

•If there are any changes in the plot measurements, survey numbers, and proposed road alignments of the layout from what was shown during the inspection by the President / Executive Officer, appropriate legal action will be taken against you as per the Tamil Nadu Panchayats Act, 1994.

•A certificate of undertaking must be provided by you confirming that no land acquisition proceedings have been initiated for the land where this layout is situated, the land has not been included in the list for land acquisition for any department, and the land is not covered under the Tamil Nadu Urban Land Ceiling Act and Land Reforms Acts.

•The area of the plots has been calculated based on the information received. If any additional area is discovered later, legal action will be taken against you as per the Tamil Nadu Panchayats Act, 1994.

•As per Rule 7(g)(ii) of G.O. (Ms.) No: 172, Housing and Urban Development Department, dated 13-10-2017, all the roads and Open Space Reservation (OSR) as shown in the layout plan must be registered as a gift for the development of the Local Body, in the name of the President / Executive Officer, Puliyur-Saynapuaram Panchayat, in the registration department.

•Further necessary actions will be taken as per the Local Body rules for the plan prepared based on the documents received.

•This approval applies only to the plots and shall not be considered as permission for any construction within the plots.

•If it is found that development or construction is carried out in the plot contrary to or in addition to the granted plan approval and usage, the plan approval will be cancelled, and appropriate legal action will be taken against you by the Rural Development and Panchayat Raj Department.

•While selling the approved plots, a copy of this order, a copy of the layout plan approved by the Town and Country Planning Department, and the approval letter must compulsorily be given to the plot purchasers.

• The approved layout plan, without any alteration, must be permanently displayed for public view on a permanent information board of size 6”X4” at the layout entrance.

•Tree saplings must be planted in the open space around the building.

•This order may be cancelled at any time if the above conditions are violated.

Subject to the above conditions, layout approval is hereby ordered to be granted by the Puliyur-Saynapuaram Panchayat for the plots in the layout located in Sottathatti, Puliyur-Saynapuaram Panchayat, under Survey No. 142/1, 142/2, 142/3, 142/4, 142/5, 143/3, 147/1A, 147/1B, 147/2A, 147/2B, 147/3A, 147/3B, 147/4, 147/5A, & 147/6A, comprising an area of

(4.165 acres)

Village

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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