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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

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

Date: 10/14/25 6:11 PM

From:

Village Panchayat

LADANENDAL

To :

Mrs. Tamilarasi S,
No. 205, Ambalakarar Street,
Ladanenthal, Thiruppuvanam,
Sivagangai – 630611

Online Application Number: 3A7Y0KNI

Sir/ Madam,

Sub :

Layout Approval – Sivagangai Local Planning Authority – Sivagangai District – Thiruppuvanam Panchayat Union – Ladanenthal Village Panchayat – Ladanenthal Village – Survey No. 28/17A1A – Residential Layout covering an extent of 0.38 acres – Technical approval obtained – Grant of final approval and issue of orders – Regarding

Ref :

1.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 (UD4(3)) Department, dated 04.05.2017.
4.G.O. (Ms) No. 172, Housing and Urban Development (UD4(3)) Department, dated 13.10.2017.
5.Application and enclosures submitted by Mrs. Tamilarasi S, No. 205, Ambalakkarar Street, Ladanenthal, Thiruppuvanam, Sivagangai – 630611.
6.District Town and Country Planning Office, Sivagangai – Online Reference No. SWP/3A7Y0KNI/2025/TCP, dated 30.09.2025.
7.Gift Deed for the transfer of proposed layout roads and public open space to the Local Body – Document No. 6332, dated 25.09.2025.
8.Gift Deed for the transfer of TANGEDCO utility area – Document No. 6331, dated 25.09.2025.
9.Receipts for scrutiny fee and approval fee paid by the applicant, Mrs. Tamilarasi S

Body:

Technical approval for the proposed residential layout in Survey No. 28/17A1A, measuring 0.38 acres at Ladanenthal Village, under Ladanenthal Village Panchayat, Thiruppuvanam Panchayat Union, Sivagangai District, has been granted by the Sivagangai Local Planning Authority vide L.P. (SWP)/DTCP/SIVAGANGAI No. 141/2025.
Accordingly, Policy-level Layout Approval is hereby granted subject to the following conditions.
The open space reserved for public purposes has been duly registered and handed over to the Ladanenthal Village Panchayat through a registered Gift Deed.
The applicant has remitted a scrutiny fee of 6,000 and an approval fee of 24,833 as per Receipt No. 2025101451544 dated 14.10.2025.
Conditions:
1.This provisional approval is issued in accordance with the Government Orders and the instructions and guidelines issued by the Rural Development and Local Administration Department.
2.This policy-level approval does not confer ownership rights over the land. Before any transaction, the ownership of the property must be independently verified by the concerned parties. Any dispute regarding ownership shall be resolved before the competent court of law. The Department of Rural Development and Panchayats is not the authority to decide ownership matters.
3.If any variation is found in the plot dimensions, survey numbers, or road alignments from the plan presented during the inspection, legal action shall be taken under the provisions of the Tamil Nadu Panchayats Act, 1994.
4.The applicant shall furnish an affidavit confirming that the land is not subject to acquisition proceedings and is not covered under the Urban Land Ceiling Act or the Land Reforms Act.
5.The area of the layout has been calculated based on the submitted documents. If any additional extent is later identified, legal action shall be initiated under the Tamil Nadu Panchayats Act, 1994.
6.As per Rule 7(g)(ii) of G.O. (Ms) No. 172, Housing and Urban Development Department, dated 13.10.2017, all layout roads and Open Space Reservation (OSR) areas shall be registered in the name of Ladanenthal Village Panchayat for public development purposes.
7.The layout plan prepared based on the approved documents shall be processed further as per the relevant local body rules.
8.This approval is valid for plots only and shall not be construed as building permission.
9.If any construction or development is found in deviation from the approved layout or proposed land use, the approval shall be cancelled and legal action shall be initiated by the Department of Rural Development and Panchayats.
10.While selling approved plots, the developer must provide the purchaser with copies of this approval order, the approved layout plan, and the letter of approval issued by the Town and Country Planning Department.
11.A permanent information board of 6 ft × 4 ft displaying the approved layout plan shall be erected at the entrance of the layout for public view.
12.Trees shall be planted in all open and vacant areas around the layout.
13.Violation of any of the above conditions will result in cancellation of this approval at any time.
Therefore, under the above conditions, final layout approval is hereby accorded for the residential layout located in Survey No. 28/17A1A at Ladanenthal Village, measuring 0.38 acres, under the jurisdiction of Ladanenthal Village Panchayat, Thiruppuvanam Panchayat Union, Sivagangai District.

Village

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2025.10.14 18:11:14

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

Verified RealEstate™

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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