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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 02/Residential-Layout/2025-26

Date: 9/29/25 7:58 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: BWVXURS3

Sir/ Madam,

Sub :

Sub-division of plots – Madurai Local Planning Authority – Madurai Local Planning Area – Sivagangai District – Thiruppuvanam Panchayat Union – Puliyur–Sayanapuram Village Panchayat – Sottathatti – Survey Nos. 141/16, 141/17, 141/18, 141/19, 142/9A, 142/9B, 142/10A, 142/11A, 143/4 & 143/5, measuring 3.995 acres – Technical approval received for proposed residential layout – Issue of final approval 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 Department (UD4(3) Section), dated 04.05.2017.
4.G.O. (Ms) No.172, Housing and Urban Development Department (UD4(3) Section), dated 13.10.2017.
5.Application of Thiru Subhash Gupta and Tmt Lalitha Devi, Door No.23, Maruthu Pandiar Street, K.K. Nagar, Madurai – 625020 with enclosures.
6.Online Application No. BWVXURS3/SWP/2025/2025/TCP dated 12.09.2025 of the Member Secretary (i/c), District Town Planning Office, Sivagangai.
7.Gift Deed No.5548 dated 20.08.2025 for handing over proposed layout roads and public utility areas to the Village Panchayat.
8.Gift Deed No.5547 dated 20.08.2025 for handing over TANGEDCO utility space.
9.Receipts for scrutiny fee and approval charges paid by the applicants

Body:

In Thiruppuvanam Panchayat Union, Puliyur–Sayanapuram Village Panchayat, Sottathatti, in Survey Nos. 141/16, 141/17, 141/18, 141/19, 142/9A, 142/9B, 142/10A, 142/11A, 143/4 & 143/5, measuring 3.995 acres, for the proposed residential layout, the Madurai Local Planning Authority has accorded Technical Approval No.212/2025 and Planning Permission No.231/2025. Accordingly, policy-level layout approval is hereby issued subject to the following conditions.

The public purpose areas to be handed over to the Local Body have been registered and gifted to the Puliyur–Sayanapuram Village Panchayat.

As per receipt referred in (8), the applicant has paid Rs.81,000 towards scrutiny fee, Rs.1,73,683 towards approval fee, and Rs.4,72,000 towards infrastructure development charges through miscellaneous receipts.

Therefore, the said layout is hereby regularised and final approval is accorded subject to the following conditions:

CONDITIONS

1.This order is issued subject to Government Orders, instructions, and guidelines issued by the Rural Development and Local Administration Department.

2.This policy-level approval does not confirm ownership of the land. It only ensures that, based on the ownership documents submitted, the layout plan can be prepared and approved in principle. Any person purchasing the property must independently verify ownership. If any third party claims ownership, the matter must be settled in the competent court of law. The Rural Development and Panchayat Raj Department is not the authority to decide land ownership.

3.If any variation is found in the plot measurements, survey numbers, or proposed road alignments at the time of inspection by the President / Executive Officer, legal action shall be taken under the Tamil Nadu Panchayats Act, 1994.

4.The applicant shall submit an affidavit that the land is not under acquisition, not proposed for acquisition for any department, and not covered under the Tamil Nadu Urban Land Ceiling Act or Land Reforms Acts.

5.Based on the available information, the extent of land has been calculated. If any excess land is later found, legal action shall be initiated under the Tamil Nadu Panchayats Act, 1994.

6.As per G.O. (Ms) No.172, Housing and Urban Development Department, dated 13.10.2017, Rule 7(g)(ii), all roads and Open Space Reservation (OSR) areas as shown in the approved layout plan must be registered in the name of Puliyur–Sayanapuram Village Panchayat and handed over for public use and development.

7.Based on the documents received, further action will be taken on the approved layout plan as per Local Body rules.

8.This approval is only for plots and shall not be construed as approval for construction of buildings.

9.If development or construction is carried out contrary to the approved layout plan and permission granted, the approval shall be cancelled and legal action will be taken by the Rural Development and Panchayat Raj Department.

10.At the time of plot sale, the promoter shall compulsorily provide a copy of this approval order along with the approved layout plan to the purchaser.

11.The approved layout plan shall be permanently displayed at the entrance of the layout on a durable information board of size 6’ x 4’.

12.Tree saplings shall be planted in the vacant spaces around the plots.

13.If any of the above conditions are violated, this approval shall be cancelled at any time.

FINAL ORDER

Subject to the above conditions, final approval is hereby accorded for the residential layout situated in Puliyur–Sayanapuram Village Panchayat, Sottathatti, in Survey Nos. 141/16, 141/17, 141/18, 141/19, 142/9A, 142/9B, 142/10A, 142/11A, 143/4 & 143/5, measuring 3.995 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

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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