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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

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

Date: 1/14/26 4:16 PM

From:

Village Panchayat

POTTAPALAYAM

To :

Mr.S.PRAKASHCHAND JAIN AND TWO OTHERS,
10/C GOPALAN KOTHAN STREET OPP TO CENTRAL CINEMA,
Madurai-625001

Online Application Number: 4US0OOB4

Sir/ Madam,

Sub :

Layout Approval – Madurai Local Planning Authority – Madurai Local Planning Area – Sivagangai District – Thiruppuvanam Panchayat Union – Pottappalayam Village Panchayat – Pottappalayam – Survey Nos. 133/1, 133/2, 133/3A, 133/3B, 134/1, 134/2 and 137/3B – Proposed Residential Layout in an extent of 6.27 Acres – Receipt of Technical Approval – Grant of Final Approval – Orders Issued – 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 (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 submitted by the applicants Thiru. S. Prakashchand Jain and two others, No.10/C, Gopalan Kothan Street, Opposite Central Cinema, Madurai – 625 001.
6.Proceedings No.4US0OOB4/2025/TCP dated 04.08.2025 of the Member Secretary (i/c), District Town and Country Planning Office, Madurai.
7.Gift Deed No.4824 dated 16.07.2025 for handing over of proposed layout roads and local body public utility areas.
8.Gift Deed No.4825 dated 16.07.2025 for handing over land for TANGEDCO utility.
9.Receipt for payment of scrutiny fee and approval fee by the applicants Thiru. S. Prakashchand Jain and two others, No.10/C, Gopalan Kothan Street, Opposite Central Cinema, Madurai – 625 001.

Body:

Order:

In the lands measuring an extent of 6.27 Acres comprised in Survey Nos. 133/1, 133/2, 133/3A, 133/3B, 134/1, 134/2 and 137/3B situated at Pottappalayam Village Panchayat, Thiruppuvanam Panchayat Union, policy-level layout approval has been granted by the Madurai Local Planning Authority, bearing L.P. No. 200/2025 and Planning Permission No. 219/2025., subject to the conditions mentioned below.

The public reservation area to be handed over to the local body has been registered as a gift in favour of Pottappalayam Village Panchayat.

As per reference (9), the applicant has paid a Inspection fee of Rs.1,53,000/-, an approval fee of Rs.1,49,554/-, and Rs.15,54,200/- towards infrastructure development through miscellaneous receipts.

Layout Details:

•Total Number of Plots: 153
•EWS Plots: Plot Nos. 89–91, 100–112, 121–129, 143–150 (Area: 1604.45 Sq.m Percentage: 10.36%)
•Local Body Utility Area: 83.28 Sq.m (0.53%)
•Electricity Board Utility Area: 92.37 Sq.m (0.60%)
•Road Area: 9892.77 Sq.m
•Park Area: 1582.30 Sq.m (10.20%)

Accordingly, final approval for the above layout is hereby granted, subject to the following conditions:

Conditions:

1.This provisional order is issued subject to the Government Orders, instructions and guidelines issued by the Rural Development and Local Administration Department.
2.Grant of policy-level approval does not confirm land ownership. Before granting such approval, only the availability of land ownership documents for preparation of the layout plan as per Government Orders is verified. Any person intending to deal with the property shall independently verify ownership rights. Any dispute regarding title shall be resolved only before the competent court of law. The Rural Development and Panchayat Raj Department is not the competent authority to decide title disputes.
3.If any variation is found in plot sizes, survey numbers or proposed road alignments during inspection by the President / Executive Officer, action shall be initiated under the provisions of the Tamil Nadu Panchayats Act, 1994.
4.The applicant shall furnish an undertaking that no land acquisition proceedings have been initiated or proposed, that the land has not been included in any acquisition list for any department, and that the land is not affected under the Tamil Nadu Urban Land Ceiling Act or Land Reforms Acts.
5.Area calculations are based on the information furnished. If excess area is found at a later stage, action shall be taken 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 roads and Open Space Reservation (OSR) areas shown in the layout plan shall be registered as gift in favour of Pottappalayam Village Panchayat through the Registration Department for local body development.
7.Necessary follow-up action will be taken as per local body rules based on the approved layout plan prepared from the documents submitted.
8.This approval is applicable only to the plots and shall not be construed as permission for construction of buildings.
9.If any development or construction is carried out in deviation or excess of the approved layout and usage, the layout approval shall be cancelled and appropriate legal action shall be taken by the Rural Development and Panchayat Raj Department.
10.At the time of sale of approved plots, a copy of this order along with the approved layout plan and planning permission letter issued by the Town and Country Planning Department shall be mandatorily handed over to the purchasers.
11.The approved layout plan shall be permanently displayed for public view at the layout entrance through a permanent information board of size 6’ x 4’, without any alteration.
12.Tree saplings shall be planted in the vacant spaces surrounding the buildings.
13.Violation of any of the above conditions will result in cancellation of this order at any time.

Accordingly, subject to the above conditions, final layout approval is hereby granted for the residential plots formed in the lands measuring 6.27 Acres in Survey Nos. 133/1, 133/2, 133/3A, 133/3B, 134/1, 134/2 and 137/3B situated at Pottappalayam Village Panchayat, Pottappalayam Village, and orders are issued accordingly

Signature valid

Signed by: Village Panchayat President
Location:Sivagangai
Date:2026.01.14 16:16:23

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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