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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 012/Residential-Layout/2025-26

Date: 10/4/25 6:17 PM

From:

Village Panchayat

POOVANTHI

To :

Mrs.Suguna A,
220, senthamizh nagar, Karuppayurani,
Madurai-625020

Online Application Number: K77PNBCR

Sir/ Madam,

Sub :

Layout Approval – Sivagangai Local Planning Authority – Sivagangai District – Thiruppuvanam Panchayat Union – Poovanthi Village Panchayat – Poovanthi Village – Survey Nos. 24/5A2, 24/5B2, 24/5C1 & 24/6A – Residential Layout covering an extent of 4.12 acres – Technical approval obtained – 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. Suguna A, No. 220, Senthamizh Nagar, Karuppayoorani, Madurai – 625020.
6. District Town and Country Planning Office, Sivagangai – Online Reference No. K77PNBCR/2025/TCP, dated 07.05.2025.
7. Gift Deed for the transfer of proposed layout roads and public open space to the Local Body – Document No. 2437/2025, dated 07.04.2025.
8. Receipts for scrutiny fee, approval fee, and infrastructure development charges paid by the applicant, Mrs. Suguna A.

Body:

Technical approval for the proposed residential layout in Survey Nos. 24/5A2, 24/5B2, 24/5C1 & 24/6A, measuring 4.12 acres at Poovanthi Village, Poovanthi Panchayat, under the jurisdiction of Thiruppuvanam Panchayat Union, Sivagangai District, has been issued by the Sivagangai Local Planning Authority under L.P. (SWP)/DTCP/SIVAGANGAI No. 68/2025.
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 Poovanthi Village Panchayat through a registered Gift Deed.
The applicant has remitted a scrutiny fee of 91,000/-, approval fee of 1,29,069/-, and infrastructure development charges totaling 9,86,000/- as per receipts dated 30.09.2025.
Conditions:
1. This provisional approval is issued subject to the instructions and guidelines of the Rural Development and Local Administration Department.
2. This policy-level approval does not confer ownership rights over the property. Ownership verification shall be done separately by concerned individuals before any transaction. Any disputes regarding ownership must be settled in the competent court of law.
3. Any deviation found in plot sizes, survey numbers, or layout roads from the plan presented during inspection will attract legal action as per the Tamil Nadu Panchayats Act, 1994.
4. The applicant shall furnish an affidavit confirming that the land is not subject to any acquisition proceedings, nor covered under the Urban Land Ceiling or Land Reforms Acts.
5. The area of the site has been calculated based on the documents submitted. Any excess land found later will invite legal action 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 shall be registered in the name of Poovanthi Village Panchayat for public development purposes.
7. The layout plan prepared based on the approved documents shall undergo necessary follow-up actions as per local body regulations.
8. This approval applies only to the plots and not to any construction proposed on them.
9. If any construction or development is found to deviate from the approved layout or 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 shall provide the buyer with copies of this approval order and the layout plan approved 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 around the open spaces and along the roads of 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 Nos. 24/5A2, 24/5B2, 24/5C1 & 24/6A of Poovanthi Village, covering an extent of 4.12 acres, under the jurisdiction of Poovanthi Village Panchayat, Thiruppuvanam Panchayat Union, Sivagangai District

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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