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