

Layout Application - Final Approval Letter



Roc No: 02/2025-26

Date: 1/2/26 9:47 AM

From:

Village Panchayat

KEELADI

To :

Thiru. V. Venkatasubramanian
1/1, Lakshmi Illam, Melatheru,
Keeladi, Thiruppuvanam Taluk,
Sivagangai – 630611

Online Application Number:

Z1OE5KEP

Sir/ Madam,

Sub :

Residential Layout – Madurai Town and Country Planning Office – Madurai Local Planning Area – Sivagangai District – Thiruppuvanam Panchayat Union – Keeladi Panchayat – Keeladi Village – Survey No. 28/1 measuring an extent of 0.62 acres – Technical approval received for the proposed residential layout – Issuance 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 (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, covering letter and enclosures submitted by the applicant Thiru. V. Venkatasubramanian, 1/1, Lakshmi Illam, Melatheru, Keeladi, Thiruppuvanam, Sivagangai – 630611.
- 6.Online communication of the Member Secretary (i/c), District Town and Country Planning Office, Madurai vide Na.Ka.No. 56213/Z1OE5KEP/SWP/2025/2025/TCP dated 19.12.2025.
- 7.Gift Deed No. 7699 dated 10.12.2025 executed for handing over proposed layout roads and public utility areas to the Local Body.
- 8.Gift Deed No. 7700 dated 10.12.2025 executed for handing over TANGEDCO utility area.
- 9.Receipt for payment of scrutiny fee and approval fee paid by Thiru. V. Venkatasubramanian, 1/1, Lakshmi Illam, Melatheru, Keeladi, Thiruppuvanam, Sivagangai – 630611.

Body:

For the proposed residential layout situated at Keeladi Village, Survey No. 28/1 measuring an extent of 0.62 acres within Keeladi Panchayat under Thiruppuvanam Panchayat Union, technical approval and planning permission have been issued by the Madurai Local Planning Authority vide L.P/M.L.P.A. No.277/2025 and Planning Permission No. 304/2025.

Accordingly, policy-level residential layout approval is hereby granted subject to the following conditions. The public reservation area required to be gifted to the Local Body has been duly registered as a gift in favour of Keeladi Panchayat.

As per Reference (9), the applicant has paid:

- Scrutiny Fee (only): Rs. 9,000/-

- Approval Fee: Rs. 26,910/-

Total Number of Plots: 9

- Local Body Utility Area: 12.98 sq.m (0.72%)

- Electricity Board (TANGEDCO) Utility Area: 12.34 sq.m (0.68%)

- Road Area: 693.71 sq.m

The above residential layout is regularised and final approval is hereby granted subject to the conditions stated below.

Conditions:

1.This temporary order is issued subject to the Government Orders and in strict compliance with the instructions and guidelines issued by the Rural Development and Local Administration Department.

2.Grant of policy-level approval does not confirm land ownership. Prior to granting such approval, the land ownership documents submitted are examined only to ascertain whether the layout plan can be prepared and approved as per Government Orders.

Any person intending to transfer the property shall independently verify the ownership of the land. If any individual claims right over the land, such disputes shall be resolved before the appropriate Court of Law. The Rural Development and Panchayat Raj Department is not the competent authority to decide land ownership.

3.If any variation is noticed in plot sizes, survey numbers, or proposed road alignments from what was shown during inspection by the Special Officer / Executive Officer, appropriate legal action will be taken under the Tamil Nadu Panchayats Act, 1994.

4.An undertaking affidavit shall be submitted confirming that:

- No land acquisition proceedings have been initiated over the land,

- The land has not been included in any acquisition proposal for any department, and

- The land is not covered under the Tamil Nadu Urban Land Ceiling Act or Land Reforms Acts.

5.Plot area calculations have been made based on the information furnished. If excess area is found at a later stage, legal action will 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 approved layout plan shall be registered with the Registration Department in favour of Keeladi Panchayat for local body development.

7.Further consequential actions will be taken as per Local Body Rules based on the layout plan prepared from the documents submitted.

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

9.If any development or construction is carried out in deviation of or in excess of the approved layout and land use, the planning permission shall be cancelled and appropriate legal action shall be initiated by the Rural Development and Panchayat Raj Department.

10.At the time of sale of the plots, a copy of this order, the approved layout plan issued by the Town and Country Planning Department, and the approval letter shall be compulsorily handed over to the purchasers.

11.The approved layout plan shall be permanently displayed for public view at the layout entrance by means of a 6 ft × 4 ft permanent information board, without any alteration.

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

13.In case of violation of any of the above conditions, this order shall be liable for cancellation at any time. Accordingly, subject to the above conditions, final residential layout approval is hereby granted for the plots formed in Survey No. 28/1 measuring an extent of 0.62 acres in Keeladi Village under Keeladi Panchayat.



Signature Not Verified

Signed by: Village Panchayat President
Location: Sivagangai
Date: 2026.01.02 09:47:08

