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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: OPG5CQQE/2025/TCP

Date: 8/20/25 4:57 PM

From:

Village Panchayat

Thiruppanamur

To :

Mr . M.N.Anandhbabu
No. 3, 60 Feet Road ,
Sithivinayaga Layout Salai,Bengaluru, Karnataka state.

Online Application Number: OPG5CQQE

Sir/ Madam,

Sub :

New layout approval - Tiruvannamalai district, Vembakkam Panchayat Union - Tiruppanampudur Panchayat - Survey numbers. 590 B/2 - Of these, for 0.23.00 hectares (0.57 acres) 24261 sq. ft. area, a no-objection certificate is provided for the registration of houses numbered 1 to 14 in the newly formed Anandham Nagar layout - Reference.

Ref :

1. Letter according to the Urban Development Assistant Director - Thiruvannamalai's letter no. 254/2025, dated: 03.07.2025.2. Document no. 2772/2025 regarding the assigned public road and common allocation to the village panchayat (public use, transformer location), dated 20.06.2025.3. Decision no. 69 of the Special Officer/District Development Officer (VPt), dated: 08.08.2025.

Body:

Order:

In the letter from the Assistant Director of Urban Planning - Thiruvannamalai mentioned in Reference 1, the details of the Tiruppanamur Panchayat and the village survey numbers under the Vembakkam Panchayat Union are outlined. The map for the new residential plot of 0.23.00 hectares (0.57 acres) on 24261 square meters is technically approved under the reference M.W/Ma.Na.U.I (T.Malai) No. 254/2025, dated: 03.07.2025. Based on Government Order No. 79, Housing and Urban Development Department dated 04.05.2017, it is stated that Rs. 14,000 (Rupees fourteen thousand) and a fee of Rs. 1,000 (Rupees one thousand) for

viewing the plot has been paid, totaling a sum of Rs. 15,000 (Rupees fifteen thousand), for which receipts have been submitted. Following this, in Reference 2, the resolution No. 69 dated 08.08.2025 from the Tiruppanamur Panchayat is acknowledged for the approval of this sale.

Vision - 2 To the Thaanappathiram Street, including the corner blocks of the village panchayat, a transformer site of 472.63 square meters is proposed, along with an area of 11.87 square meters and 9.41 square meters for public use in the panchayat. One book has been voluntarily handed over at the office of the Vembakkam Deputy Registrar as per document number 2772 of the year 2024. Accordingly, the final approval is granted for the residential areas mentioned above and permission is given for the registration of properties.

The residential plot numbers mentioned above, from 1 to 14, have a total area of 24,261 square feet. According to the market valuation, a 3% amount is 48,522/- and for one plot, the fee is 1,000/- making it 14x1000=14,000/-. Including the site inspection, a total of 63,522/- has been deposited in the Tiruppanamalai Panchayat Union finance account.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.08.20 16:57:04

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

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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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