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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE PRESIDENT OF AZHAGANANDHAL PANCHAYAT UNION/SECRETARY

IN THE PRESENCE : S.AATHIYA

Na.Ka.U.R.No. **Date: /10/2024**

SUBJECT:- Residential Layout - Office of the District Town and Country Planning Office, Tiruvannamalai District – Tiruvannamalai Taluk/Panchayat Union – Alaganandal Village/Panchayat – Comprised in S.F.Nos.25/1C & 25/3C which have an extent of 4.01.18 Hectares (9.91 ¼ Acres) – Permission for alienation – Reg.

REFERENCE:

1. Planning permission issued by Joint Director, Town and Country Planning Department (Planning Permission) dated 27.09.2024.
2. Applicant Mr.**KAMINENI PRASADA RAO**, Online Application Number :45UP3LE3/2024, Dated : 22.08.2024.
3. District Town & Country planning Office, Tiruvannamalai District, Letter No.6AIY6GVB/2024 (Road pattern issued on dated : 25.09.2024).
4. Joint Director Agriculture Department, Letter No.E3/9184/2024, Dated 07.08.2024.
5. Circular form the Director of Town and Country Planning, Roc.No.19799/2020, Dated : 24.12.2020.
6. Applicant Mr.Kamineni Prasad Rao Letter Dated 26.09.2024, (Gift Deed Document No. 5607/2024, Dated 26.09.2024)
7. G.O.138, Housing and Urban Development Department, Dated : 04.06.2024.
8. G.O.79, Housing and Urban Development Department, Dated : 04.05.2017.

9. G.O.18, Department of Municipal Administration and Water Supply, dated : 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, dated : 31.01.2020.

10. G.O.141, Housing and Urban Development Department, Dated : 23.09.2020.

11. G.O.181, Housing and Urban Development Department, Dated : 09.12.2020.

12. Government Letter No.19113/Nov 4(3)/2017-1, Housing and Urban Development Department, Dated : 30.08.2017.

13. Circular from the Commissioner of Town and Country Planning Letter No.13686/2017/LA1, dated : 08.09.2017.

14. Circular from the Director and Town and Country Planning, Roc No.320/2022/TCP3, Dated : 07.01.2022.

15. Centage Fee Payment Display Board Fee, and Flag Day Fund Request Letter, Dated : 27.09.2024.

16. Applicant Mr.KAMINENI PRASADA RAO, Centage fee, Display Board Fee and Flag Day Fund Payment Receipt dated : 27.09.2024.

17. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2, Dated : 14.10.2019.

18. P.Pradeep Kumar, Bangalore, Road Gift Deed in Favour of the president, Alaganandal Village panchayat, Document No.3450/2024, Dated : 03.07.2024.

The Town and Country Planning Office, Tiruvannamalai has sanctioned S.F.Nos.25/1C & 25/3C which have an extent of 4.01.18 Hectares (9.91 ¼ Acres) of Azhaganandhal Village, Azhaganandhal Panchayat, Tiruvannamalai Union, Tiruvannamalai Taluk and District in Approval No.374/2024. The area for common usage, public park, splay area, roads and TANGEDCO has been gifted in favour of Panchayat.

Hence Rs.4,66,356/- (Layout Approval Fees Rs.2,31,900-/ + Layout Inspection Fees Rs.1,59,000/- Estimation Fee Rs.75,456/-) as Development amount out of 3 % of the total market value has for Plot Nos.01 to 159 of the above said approved layout called **Anandha Nilya Phase-III** as contained in the technical layout sketch and approved under DTCP Approval No.374/2024.

The owner of the said layout referred in Reference No.1 above is entitled to alienate the plots contained in the said layout.

The President/Secretary
Alaganandal Panchayat Union,
Tiruvannamalai Panchayat Union

தலைவர்
அழகானந்தல் ஊராட்சி
திருவண்ணாமலை ஊராட்சி ஒன்றியம்

To

Mr. Kamineni Prasad Rao,
Son of Mr. K. Gopal,
Flat No. 89, 3rd Cross,
Sunshine Layout,
T.C.Palaya, Bangalore,
Karnataka – 560 036.

Copy to

1. Deputy Director, District Town and Country Planning Office, Tiruvannamalai District.
2. Joint Sub Registrar – I, Joint Sub Registrar – I Office, Tiruvannamalai.
3. Block Development Officer, Panchayat Union, Tiruvannamalai.

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
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The LandLens suite
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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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