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PROCEEDINGS OF THE PRESIDENT OF AZHAGANANDHAL PANCHAYAT UNION/SECRETARY

IN THE PRESENCE: S.AATHIYA

Na.Ka.U.R.No. **Date: /07/2024**

SUBJECT: Residential Layout - Office of the District Town and Country Planning Office, Tiruvannamalai District – Tiruvannamalai Taluk/Panchayat Union – Azhaganandal Village/Panchayat – Comprised in New S.F.Nos.25/1B, 25/3B which have an extent of 4.01.16 Hectares (9.91 Acres) – Permission for alienation – Reg.

REFERENCE:

1. Applicant Mr.Pradeep Kumar, Online Application Number:QTMVAVVA /2024/TCP, Dated : 05.07.2024.
2. District Town & Country planning Office, Tiruvannamalai District, Road pattern issued on dated : 29.06.2024.
3. Joint Director of Tiruvannamalai dry land agriculture NOC Roc.No.A2/4746/2023, Dated : 04.04.2024.
4. Circular form the Director of Town and Country Planning, Roc.No.19799/2020, Dated : 24.12.2020.
5. Applicant Mr.PRADEEP KUMAR, Letter, Layout Road's, Park & Public area Gift deed in favour of (Local Body) document No.3450/2024, Dated : 03.07.2024.
6. G.O.138, Housing and Urban Development Department, Dated : 04.06.2024.
7. G.O.79, Housing and Urban Development Department, Dated : 04.05.2017.
8. 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.
9. G.O.141, Housing and Urban Development Department, Dated : 23.09.2020.
10. G.O.181, Housing and Urban Development Department, Dated : 09.12.2020.
11. Government Letter No.19113/Nov 4(3)2017-1, Housing and Urban Development Department, Dated : 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning Letter No.13686/2017/LA1, dated : 08.09.2017.

13. Circular from the Director and Town and Country Planning, Roc No.320/2022/TCP3, Dated : 07.01.2022.
14. Centage Fee Payment Request Letter, Dated : 04.07.2024.
15. Applicant Mr.PRADEEP KUMAR, Centage fee Payment Receipt dated : 04.07.2024.
16. Circular from the Director and Town and Country Planning, Roc.No.4367/2019,TCP2, Dated : 14.10.2019.

The Town and Country Planning Office, Tiruvannamalai has sanctioned permission for the layout referred in subject above and situated in New S.F. Nos.25/1B, 25/3B which have an extent of 4.01.16 Hectares (9.91 Acres) of Azhaganandhal Village, Azhaganandhal Panchayat Union, Tiruvannamalai Taluk and District in Approval No. 227/2024. The area for common usage, public park, splay area, roads and TANGEDCO has been gifted in favour of Panchayat.

Hence Rs.4,63,134/- (Layout Approval Fees Rs.2,15,460/- + Layout Inspection Fees Rs.1,61,000/- + Estimation Fees Rs.86,676/-) as Development amount out of 3 % of the total market value has paid for Plot Nos.01 to 161 of the above said approved layout called Anandha Nilaya Phase - II as contained in the technical layout sketch and approved under DTCP Approval No.227/2024.

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

S. Aathiya

The President/Secretary
Azhaganandhal Panchayat,
Thiruvannamalai Panchayat Union,
தலைவர்,
அழகானந்தல் ஊராட்சி,
திருவண்ணாமலை ஒன்றியம்

To

Mr. Pradeep Kumar,
Flat No.C-2, Homitech Soundarya,
9th B Main, L.B.Shastry Nagar,
HAL Post, Bangalore North,
Bangalore – 560017.

Copy to

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

அடிகானந்தல் ஊராட்சி

130

02/08/2024

தீர்மான எண் : 08

2024 ஆம் ஆண்டு ஆகஸ்ட் மாதம் 02-ம் தேதி காலை 10. மணியளவில் ஊராட்சியில் சாதாரண கூட்டம் தலைவர் திருமதி S. அதியா அவர்கள் தலைமையில் ஊராட்சி மன்ற கூட்டத்தில் நடை பெற்றது அச்சமயம் கீழ்க்கண்ட பொருள் விவாதிக்கப்பட்டது.

பொருள் எண் : 13.

அடிகானந்தல் ஊராட்சியில் 07/24 நிலை மாகத்திற்கான வரவு - செலவு வாசிப்பதற்கான ஊராட்சி மன்ற கூட்டம் அழைக்கை தரம் தொடர்பு.

பொருள் எண் : 14.

திருவண்ணாமலை ஊராட்சி ஒன்றியம் அடிகானந்தல் ஊராட்சி அடிகானந்தல் கிராம சர்வே எண் 25/1B & 25/3B ஆகிய சர்வே எண்களில் பரப்பளவு ஏக்கர் 9.91 சென்டில் அமைந்துள்ள ஆனந்த நிலையம் மனை பிரிவில் உள்ள மனை எண் 01 முதல் 161 உள்ள மனைகளுக்கு ஊராட்சி மன்றத்தில் இருந்து பயிற்சி தரும் தொடர்பு.

திருமண எண் : 13
திருமணம் செய்யப்பட்டது.

திருமணம் எண் : 14
திருமணம் செய்யப்பட்டது.

S. Arthur
தலைவர்,
ஊராட்சி மன்ற தலைவர்
திருவண்ணாமலை ஒன்றியம்

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5.
6. [illegible]

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.