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RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

# Layout Application - Final Approval Letter

Roc No: Seelappandal Vp /Resolution No : 77

**Date:** 12/4/25 5:25 PM

From:

Village Panchayat

Seelappandal

To :

S. Rajasekar
No. 71, Pilaiyar kovil Street
Usambadi,
Tiruvannamalai Taluk,
Tiruvannamali District,
606805

Online Application Number: G13KE8CO

Sir/ Madam,

Sub :

Sub-Division - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Sub-Division with an extent of 0.13.0 Hectare (0.32 Acre ) in S.F.No. 6/15B of Seelappandal Village and Panchayat, Thurinjapuram Panchayat Union, Tiruvannamalai Taluk, Tiruvannamalai District

Ref :

1.Applicant Mr. S. Rajasekar Letter no: G13KE8CO dated:31.10.2025
2.Joint Director Agriculture department, Letter No. U2/14383/2025, Dated : 10.11.2025
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
5.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal
Administration and Water Supply, dated: 31.01.2020.
7.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
8.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
9.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
10.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
11.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:

07.01.2022
12.Demand payment Request Letter, Dated: 20.11.2025 (requiring payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).
13. Applicant Mr. S. Rajasekar Letter no: G13KE8CO Dated:24.11.2025. (Payment of Centage Fee, Display Board Fee, OSR Guideline Value Fee and Flag Day Fund).

Body:

1. As per the condition, the sub- Division has been approved and approved number issued as SWP/DTCP/ Tiruvannamalai District-Layout NO: 412/2025 and enclosed with 2 set of original maps has been forwarded with it for further action 2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b). 3.After the approval of the local body. It is requested to send the approved residential Site approval map to the concerned registration department office and land survey department for information and appropriate action.

Our application for layout approval has been scrutinized, and permission is granted for Patta No :-1409 and as well as Survey No : 6/15B of Seelappandal Village Panchayat ,Tiruvannamalai District . The layout is approved , and the applicant ROC NO : G13KE8CO/2025/TCP has been issued with SWP/DTCP/TIRUVANNAMALAI/LAYOUT NO : 412/2025

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Tiruvannamalai*
*Date:2025.12.04 17:25:00*

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

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# 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.