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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: H0Z1U4IX /2025/TVM/2025/TCP

Date: 5/15/25 3:08 PM

From:

Village Panchayat

Natteri

To :

Mr. Arunkumar. J
No.4/447, School Street,
Vayaloor Post,
Mummidikuppam Village,
Tiruvallur Taluk,
Tiruvallur District
602105

Online Application Number: H0Z1U4IX

Sir/ Madam,

Sub :

New site approval - Tiruvannamalai district, Vembakkam panchayat union - Natteri panchayat - Survey numbers 783/2A1 - Among these, 0.48.30 hectares (1.19 acres) of area newly developed in Golden Sparrow Nagar residential layout, providing a no-objection certificate for registration of houses numbered from 1 to 45 - related.

Ref :

1. Letter No. 171/2025 from the Assistant Director of Urban Development - Thiruvannamalai, dated 07.05.2025.
2. The document number 1988, dated 02.05.2025, has been assigned to the village panchayat for the land acquisition related to the residential road and public allocation (public utility, transformer location).
3. Decision Number 45 from the Individual Officer/Village Development Officer (K.U.), dated 09.05.2025.

Body:

In the letter from the Assistant Director of Urban Planning - Thiruvannamalai mentioned in Vision - 1, the survey numbers for the Natteri village under the Vembakkam Panchayat Union are 783/2A1, which include 0.48.30 hectares (1.19 acres) of land measuring 4830 square

meters, where a new residential plot is to be developed. The technical approval for the layout plan is received under M.W/Ma.N.U. at number 171/2025, dated: 07.05.2025. In accordance with the Government Order No. 79 from the Housing and Urban Development Department dated 04.05.2017, an amount of 45,000 (written as forty-five thousand rupees) and 1,000 (written as one thousand rupees) for the site visit has been paid a total of 46,000 (written as forty-six thousand rupees) under the relevant government head account, and receipts for this have been submitted. Following this, as per the Natteri Panchayat Union resolution number 45, dated 09.05.2025, the approval for the sale of these plots has been confirmed.

Vision - 2 To the Panchayat of Thaanapathiram, including the proposed road corners, 1454.74 square meters of transformer location, 22.71 square meters, and an allocation of 1 book to the Panchayat Office on behalf of Vembakkam for public use to 18 square meters, have been voluntarily transferred as per the record numbered 1988 of the year 2025. Therefore, final approval is granted for the above-mentioned residential areas and permission is issued for the registration of the properties.

The residential house numbers mentioned above for house plots 1 to 45 have an area of 3334.55 square meters. According to the market valuation, the amount is 3% which amounts to Rs. 103979/-. Additionally, a plot fee of Rs. 1000/- per house results in 45 x 1000 = 46000/-, and the viewing fee for the plot is Rs. 1000/-. Therefore, it is indicated that a total of Rs. 149979/- has been deposited into the Natteri Panchayat Union Finance Account.

Village

Signature valid

Signed by: Village Panchayat President
Location:Tiruvannamalai
Date:2025.05.15 15:08:17

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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