

RE

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Layout Application - Final Approval Letter



Roc No: EI7RJZQ0/2025/TCP

Date: 11/4/25 4:46 PM

From:

Village Panchayat

Natteri

To :

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

Online Application Number:
002105

EI7RJZQ0

Sir/ Madam,

Sub :

Residential Layout - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 0.54.0 Hectare (1.33 Acre) in S.F.Nos. 783/1B of Natteri Village and Panchayat, Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District- Technical clearance issued - forwarded for further action - Reg.

Ref :

- 1.Applicant Mr. J.Arunkumar Letter No. EI7RJZQ0 dated:30.08.2025
- 2.District Town and country planning Office, Tiruvannamalai District Letter No. EI7RJZQ0 /2025/TVM. (Road pattern issued on dated: 19.09.2025).
3. Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: U2/11666/2025, Dated : 09.09.2025
- 4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020.
5. Applicant Mr. J.Arunkumar Letter No. EI7RJZQ0 Dated:25.09.2025 (Gift deed document no: 4548/2025 dated:23.09.2025).

Body:

In View - 1, as mentioned in the letter from the Assistant Director of Urban Planning - Thiruvannamalai, regarding the Vembakkam Panchayat Union, the Natteri Panchayat and Survey numbers 783/1B. Among these, for a newly proposed residential plot covering an area of 0.54.00 hectares (1.33 acres), technical approval for the layout plan has been granted under M.V/Ma.N.O.U.I (Th. Malai) No. 4548/2025, dated 29.09.2025. Accordingly, Government Order No. 79, Department of Housing and Urban Development, dated 04.05.2017, specifies a payment of Rs. 36,000/- (Rupees Thirty-Six Thousand) and Rs. 1,000/- (Rupees One Thousand) for plot inspection, totaling Rs. 37,000/- (Rupees Thirty-Seven Thousand) to be deposited under the proper government head account, and the receipts for the same were submitted. Subsequently, as mentioned in View - 3, Natteri Panchayat Council Resolution No. 111, dated 04.11.2025, has approved the sale of these houses and the resolution has been implemented.

Vision - 2 According to the donation deed, for the panchayat, including street corner blocks, 1921.90 square meters for the transformer site, 31.00 square meters, and 31.98 square meters for public use of the panchayat, have been automatically transferred to the panchayat at the Thooku Registrar's office in Book 1, based on document number 4548 of the year 2025. Therefore, final approval for the above residential areas and permission for registration of the deeds is ordered.

It is hereby informed that a total amount of Rs. 111,881/- has been paid into the Natteri Panchayat fund account, which includes 3% of the market valuation amounting to Rs. 74,881/- for the area of houses numbered 1 to 37 in the aforementioned residential division with a total area of 3,478.10 square meters, and house charges of Rs. 1,000 per house (36 x 1,000 = 36,000/-) along with Rs. 1,000 for viewing the residential division.



Village

Signature valid

Signed by: Village Panchayat President
Location: Thiruvannamalai
Date: 2025.11.04 16:46:40



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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](#)



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

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

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

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
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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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