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APPROVAL RECORD

# Planning Permission

The Nilgiris

The Nilgiris district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**Town Panchayat**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



**Directorate of Town Panchayat**  
**BuildingPlan Approval-Final Approval Letter**

Proceedings of Bikketti Town Panchayat Executive Officer Present: Mr./Mrs. M MANOHARAN

Roc No: 100

BA No: 1/2025-2026

**Date:** 03/07/2025

Sub:

Building License –Office of the Bikkatty Town Panchayat, Bikkatty Post, The Nilgiris 643209 to grant permission to construct Residential building at BIKKATTY VILLAGE , Bikkatty , Kundah , The Nilgiris. Building Survey No : 630 subdivision: 9B2 Plot No : 1-Orders issued – reg.

Ref:

Application from Mr./Mrs.:SAGADEVAN S/o, H/o. , SWP/BPA/204804/2024 Survey No: 630 subdivision: 9B2 in Bikketti Town Panchayat , Plot No:1 Dt: 24/04/2024 B.A.No. ( 1/2025-2026 )

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in BIKKATTY VILLAGE of Bikketti Village The Nilgiris District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

1. This permission will be valid for a period of five years from 03/07/2025 to 03/07/2030
2. No encroachment shall be made on Government/Town Panchayat land or Street.
3. The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewed of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Town Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.
9. If the amount already paid is later found to be less, the remaining amount should be paid to the Bikketti immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.
11. Solar water heating equipment should be installed
12. If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
13. When the construction is completed, it is obligatory to obtain the Completion Certificate.
14. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

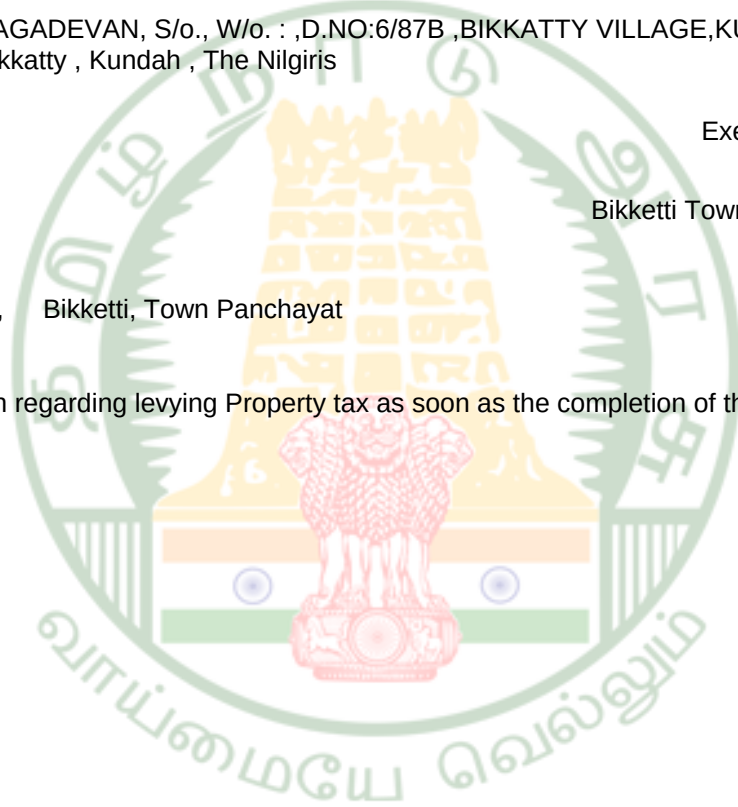
Thiru./Tmt. :SAGADEVAN, S/o., W/o. : ,D.NO:6/87B ,BIKKATTY VILLAGE,KUNDAH,THE  
NILGIRIS. , Bikkatty , Kundah , The Nilgiris

Executive Officer,

Bikketti Town Panchayat, The Nilgiris  
District.

Copy to: Bill Collector, Bikketti, Town Panchayat

(Follow up action regarding levying Property tax as soon as the completion of the



# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

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.

