

PP

APPROVAL RECORD

Planning Permission

Survey 367/1

1, Udthagamandalam taluk
The Nilgiris district, Tamil Nadu

APPROVAL TYPE

Layout Approval

ISSUING AUTHORITY

DTCP

EXTENT APPROVED

3.96 Acre

PURPOSE

Residential

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.

Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Collectroate Campus, Block-II, First Floor, Room No.20&21, Ground Floor, Room No.16, Finger Post, Ooty - 643006.



ROC No. YMMFJWBP/42918/2025/TCP

Date : 23/12/2025

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, Collectroate Campus, Block-II, First Floor, Room No.20&21, Ground Floor, Room No.16, Finger Post, Ooty - 643006.

To :

Block Development Officer /
Special Officer,
Village Panchayat,
Udhagamandalam Panchayat Union,
Udhagamandalam,

Sir/ Madam The Nilgiris.

Sub : Residential Layout - District Town and Country Planning – The Nilgiris District - Udhagamandalam Taluk – Nanjanad Panchayat and Nanjanad -1 village – SF.No.367/1 - Extent of 3.96 Acre / 16040.00 Sq.m –Technical clearance issued – Forwarded for further action - Reg.

Ref : 1. The Applicant Thiru.Rahul Seth, Tmt.Pallavi Adharsh and Tmt.Kalpana Sumanth Raghavendra, Karnataka Online Application No.YMMFJWBP/42918/2025, Dated: 22.02.2025,
2. Principal Chief Conservator of Forest, Chennai letter Ref.K.Dis.No.TS2/33356/2023, dated:10.01.2024,
3. Executive Engineer, Agricultural Engineering Department, Udhagamandalam letter No./2916-3119/2023, dated:17.08.2023,
4. Assistant Director, Department of Geology and Mining, Udhagamandalam, Geo technical report K.Dis.No.740/Mines/2023, Dated:20.07.2023 and 18.02.2025,
5. Revenue Divisional officer, Coonoor NOC Certificate No.Roc.No.3/547/2023, dated:05.09.2023,
6. Joint Director, Horticulture Department, Udhagamandalam letter No. 7/7911/2023, dated:08.08.2023,
7. Govt.letter No.15535/UD4(3)/2019-2, dated:18.02.2020,
8. 'AAA' Committee Resolution No.01, dated:20.06.2025,
9. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
10. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
11. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
12. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
13. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
14. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
15. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
16. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
17. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
18. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
19. Director of Town and Country Planning, Chennai letter Roc.No.14127/2019/HACA, dated:28.02.2020,
20. Director of Town and Country Planning, Chennai letter Roc.No.24943/2024/HACA, dated:11.11.2024,
21. Assistant Director, District Town and Country Planning Office, The Nilgiris District, Road Pattern Issued on dated: 13.08.2025,
22. The Applicant Thiru.Rahul Seth, Tmt.Pallavi Adharsh and Tmt.Kalpana Sumanth Raghavendra, Karnataka Gift deed (Local Body) document No. 1118/2025, dated:24.09.2025,
23. District office demand payment request dated : 29.10.2025,

24. The Applicant payment remittance dated:18.12.2025.

The application seeking Technical Clearance for the proposed formation of Residential layout to an extent of 16040.00 sqm (3.96 Acre) in the land bearing S.F.No. 367/1 of Nanjanad -1 Village and Panchayat of Udthagamandalam Taluk of The Nilgiris district was processed as per the prevailing rules and after perusing the records and after conducting site inspection, The proposal was put before the 'AAA' Committee for recommendation and it was recommended by the Committee in Ref (8) cited.

In the continuation, with reference to the letter in the 21nd cited, road pattern for residential layout has been issued by the Assistant Director, The Nilgiris District Town and Country Planning on 13.08.2025. Further the applicant has submitted gift deed of road, road splay, Public Purpose, TANGEDCO and Open Space Reservation areas by handing over to the local body on 24.09.2025. Hence, this Residential layout is given approval with the following conditions.

1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/NILGIRIS/LAYOUT NO.02/2025 and enclosed with gift deeded documents has been forwarded with it for further action.
2. The local authority shall accord permission duly following the rules/regulations/Orders issued from time to time under the respective Acts,
- 3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
4. As per circular in 15th cited, it is requested to send the proceeding orders and maps to the concerned Tahsildar to update in Tamilnilam website special conditions,
- 5.The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Proposed Layout details:

- 01 Proposed Layout total Site Extent : 3.96 Acre or 16040.00 Sq.m
- 02 Total number of plots approved/allotted : 24 Nos
- 03 Proposed Layout road area : 2748.75 Sq.m
- 04 Area of Public use (Local body) : 67.35 Sq.m (0.51%)
- 05 Area of TANGEDCO : 67.03 Sq.m (0.50%)
- 06 Open Space Reservation Area : 1365.86 Sq.m (10.27%)
- 07 EWS Area
(Plot No – 1-8, 11-15) : 1406.21 Sq.m (10.58%)

The fees/charges collected from the applicant are as attached.

Special Conditions:

1. a) With reference to the 12th cited and 13th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.
- b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays Bitumen roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights, Retaining walls etc., as per the standards specified by the local body.
2. With reference to the 15th cited and 16th cited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favor of concerned local body.
3. As per G.O.79, Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27
NonTaxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)

4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated

22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

5. According to the Circular no.12544/14/CB dated 04.07.2014 stating that, the Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if any dispute over individual rights arises, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. The applicant/owner/developer is hereby directed to handover the gift deed as cited in 22nd reference above to the concerned local body. It is sole responsibility of the concerned local body to ensure this before issuing final approval,

7. If any false or malpractices in the Documents Submitted by the applicant are found, the technical concurrence of the Layout approval would be cancelled by the Town and Country Planning department without prior intimation to the applicant,

8. If any feature is found affecting the water bodies due to the issued technical concurrence under any circumstances, the same will be cancelled by the department without any intimation to the applicant,

9. If any part of the layout area is identified to be under Panjami land or condition Patta in future at any cost, the technical concurrence will be cancelled by the Town and Country Planning department without prior intimation,

10. A copy of the plan approved by the Town and Country Planning department along with a copy of this order shall be compulsorily supplied to the purchasers while selling the plots for sale,

11. If the proofs given regarding the land license and the documents submitted for consideration are known to be incorrect or if there is a situation where the Technical Concurrence approval for the layout may be affected,

12. If a low voltage/high voltage power line/telegraph line is laid through the layout, the line should be shifted to the edge of the road or as shown on the approved Layout plan,

13. Corners of plot located at the junction of two roads should be laid with the splay shown on the approved map,

14. Alteration of plot sizes, layouts of roads, dimensions, common allotment sizes and further subdivision of plots contrary to the map approved by the Town and country Planning Department shall not be done without the prior approval of the Town and Country Planning Department,

15. The conditions Stipulated in the No Objection Certificate obtained from the Government Departments must be fulfilled scrupulously.

Assistant Director,
District Town and Country Planning,
The Nilgiris

Copy to

1. Thiru.Rahul Seth,
Flat No. 202, Salarpuria Aristocracy,
J.P. Nagar 1st Phase,
Next to Sindhoor Convention Centre,
Bangalore,
Karnataka - 560078
2. Tmt. Pallavi Adarsh
2908/2, Kamala,
3rd Main Road,
VV Mohalla, Mysore,
Karnataka – 570 002.
3. Tmt.Kalpana Sumanth Raghavendra,
No.76, Flat No.404,

Salarpuria Aristocracy Apartments,
JP Nagar 1st Phase, 14th Cross,
Bangalore South,
Karnataka - 560 078,
4. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

5. The Sub-Register,
Sub-Register Office,
Udhagamandalam Joint – II,
The Nilgiris,

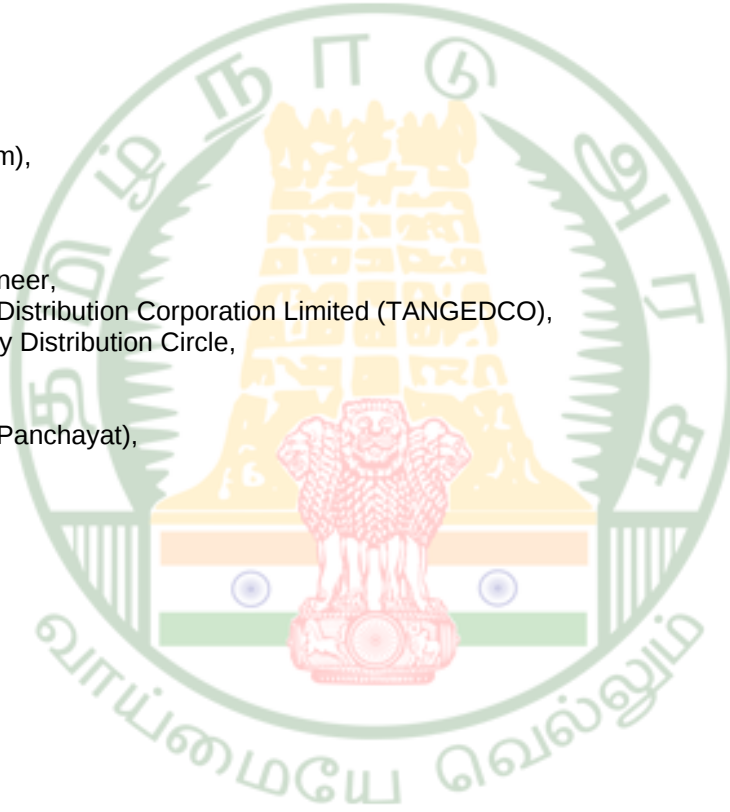
6. The Assistant Director,
Survey and Land Records,
Udhagamandalam,
The Nilgiris,

7. The Tahsildar,
Udhagamandalam Taluk,
The Nilgiris,

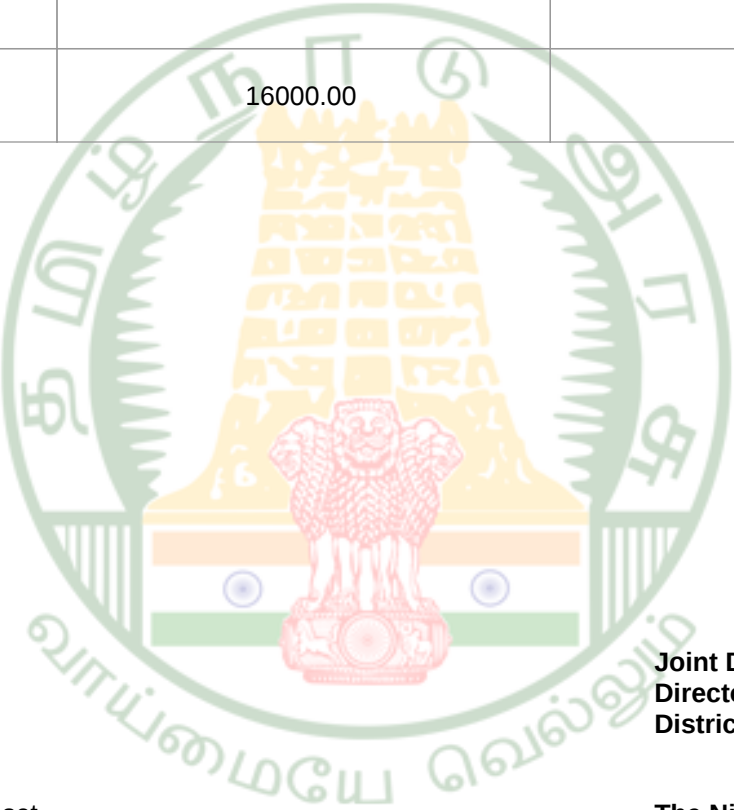
8. The Tahsildar (TamilNilam),
District Collector Office,
The Nilgiris District.

9. The Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Udhagamandalam Electricity Distribution Circle,
The NilgirisDistrict,

10. The Assistant Director (Panchayat),
The Nilgiris.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	24060	22/02/2025
2	OSR Fee		
3	Centage Charges	12000.00	18/12/2025
4	Development Charges	64160.00	18/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	16000.00	18/12/2025



Joint Director/Deputy Director/Assistant
Director(i/c)
District Town and Country Planning,

The Nilgiris District.

Enclosure

1.Layout original map and Condition – 2 set

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.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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.

