Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 188/2025

Date: 12/17/25 6:53 PM

From:

Executive officer

Ketti Town Panchayat,
Ketti Post,
The Nilgiris - 643215.

To :

Guru and Dharumaraj
Udhagamandalam

Online Application Number: U94SFFUI

Sir/ Madam,

Sub :

Guru and Dharumaraj
Udhagamandalam

Ref :

Technical Clearance Issued by District Town & Country Planning - The Nilgiris District in Roc.No.U94SFFUI/22786/2024 Dt:-25.01.2025

Body:

Subject to the conditions stipulated in Technical Clearance Letter Roc.No.U94SFFUI/22786/2024 Dt:-25.01.2025 of the Assistant Director, District Town and Country Planning, Udhagamandalam Final approval is hereby accorded for Residential Layout to an extent of 1.68 Acre / 6800.00 Sq.m in SF.No.187/13-A1 Ketti - 1 Village of Ketti Town Panchayat - Thambatty Junction Hamlet
Proposed Layout Total Site Extent - 1.68 Ac or 6800 Sq.m.
Total No. of Plots approved / allotted - 21 (Twenty one) Nos
Proposed Layout road area - 2099.15 Sq.m
Area if Public Use (Local Body) - 32.80 Sq.m (0.69%)
Area of TANGEDCO - 33.20 Sq.m (0.70%)
Open Space Reservation Area - The guideline value has been paid by the applicant
The Tamil Nadu Government in G.O. Ms.No.112 Housing and Urban Development Department

dated 22.06.2017 have apporved the Tamil Nadu REal Estate (Regulation and 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 s the case may be in any Real Estate Project or part of it only after registering in the Real Estate Project with the Real Estate Authority and also follow the Protocols as per instruction given by TNRERA.

Executive officer

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

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.