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DIGITALLY VERIFIED 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. U94SFFUI/22786/2024 Date : 25/01/2025

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 :

The Executive Officer,
Ketti Town Panchayat,
Ketti, Coonoor Taluk,
The Nilgiris.

Sir/ Madam,

Sub : Residential Layout - District Town and Country Planning – Nilgiris District - Coonoor Taluk – Ketti Town Panchayat and Ketti-1 village – SF.No.187/13A1 - Extent of 1.68 Acre / 6800.00 Sq.m –Technical clearance issued – Forwarded for further action - Reg.

Ref :
1. The Applicant Thiru.Guru and Thiru.C.Dharumaraj, Udhagamandalam Online Application No. U94SFFUI/22786/2024, Dated:
09.02.2024,
2. Executive officer, Ketti Town Panchayat, Ketti letter Roc.No.114/2024, dated:10.07.2024,
3. Principal Chief Conservator of Forest, Chennai letter Ref.K.Dis.No.TS2/14750/2024, dated:24.05.2024,
4. Executive Engineer, Agricultural Engineering Department, Udhagamandalam letter No./5644-15/2023, dated:16.04.2024,
5. Assistant Director, Department of Geology and Mining, Udhgamandalam, Geo technical report K.Dis.No.70/Mines/2024, Dated:05.03.2024,
6. Revenue Divisional officer, Coonoor NOC Certificate No. Roc.No.2/385/2023, dated:22.12.2023,
7. Joint Director, Horticulture Department, Udhagamandalam letter No. 7/2323/2024, dated:07.03.2024,
8. Govt.letter No.15535/UD4(3)/2019-2, dated:18.02.2020,
9. 'AAA' Committee Resolution No.11, dated:09.12.2024,
10. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
11. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
12. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
13. 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.
14. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
15. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
16. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
17. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
18. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
19. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
20. Director of Town and Country Planning, Chennai letter Roc.No.14127/2019/HACA, dated:28.02.2020,
21. Director of Town and Country Planning, Chennai letter Roc.No.24943/2024/HACA, dated:11.11.2024,
22. Assistant Director, District Town and Country Planning Office, The Nilgiris District, Road Pattern Issued on dated: 26.12.2024,
23. The Applicant Thiru.Guru and Thiru.C.Dharumaraj, Udhagamandalam Gift deed (Local Body) document No. 10/2025, dated:02.01.2025,
24. District office demand payment request dated : 09.01.2025,
25. The Applicant payment remittance dated:21.01.2025.

The application seeking Technical Clearance for the proposed formation of housing layout to an extent of 6800.00 sqm (1.68 Acre) in the land bearing S.F.No.
187/13A1 of Ketti-1 Village and Town Panchayat of Coonoor 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 (9) cited.

In the continuation, with reference to the letter in the 22nd cited, road pattern for residential layout has been issued by the Assistant Director, The Nilgiris
District Town and Country Planning on 26.12.2024. Further the applicant has submitted gift deed of road and road splay areas by handing over to the local body on
02.01.2025. 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. 01/2025 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 16th 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 : 1.68 Acre or 6800.00 Sq.m
02 Total number of plots approved/allotted : 21 Nos
03 Proposed Layout road area : 2099.15 Sq.m
04 Area of Public use (Local body) : 32.80 Sq.m (0.69%)
05 Area of TANGEDCO : 33.20 Sq.m (0.70%)
06 Open Space Reservation Area : The guideline value has been paid by the applicant

The fees/charges collected from the applicant are as attached.
Special Conditions:
1. a) With reference to the 13th cited and 14th 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 16th cited and 17th 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
Non Taxation 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 23st 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 DC 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.

Enclosure
Gift deed document no. 10/2025, dated: 02.01.2025 (Original).

Copy to
1. Thiru. Thiru.Guru and Thiru.C.Dharumaraj,
210I, Ababad tower,
Baikie road,
Udhagamandalam,
The Nilgiris – 643001

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

3. The Sub-Register,
Sub-Register Office,

Coonoor_Udhagamandalam,
The Nilgiris,

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

5. The Tahsildar,
Coonoor Taluk,
The Nilgiris,

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

7. The Superintending Engineer,
Tamilnadu Generation and Distribution Corporation Limited (TANGEDCO),
Udhagamandalam Electricity Distribution Circle,
The Nilgiris District,

8. The Assistant Director (Town Panchayat),
The Nilgiris.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	10200	09/02/2024
2	OSR Fee	886100	06/01/2025
3	Centage Charges	7200.00	21/01/2025
4	Development Charges	27200.00	21/01/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge		

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

Enclosure

1.Layout original map and Condition – 2 set

The Nilgiris District.

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
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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.