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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 5I6HCWZI/10839/2023

Date: 8/1/24 5:29 PM

From:

Village Panchayat

Nanjanad

To :

Thiru.P.Manikandan,
Plot No. 14-A, House No.9/54,
Sridevi Garden, Kaveri Nagar,
Moulivakkam,
Chennai – 600 116.

Online Application Number: 5I6HCWZI

Sir/ Madam,

Sub :

Residential Layout – Nilgiris District - Udhagamandalam Taluk/Union – Nanjanad Panchayat and Nanjanad -1 village – SF.No.581/2A2 - Extent of 1.0 Acre – Final approval Issued - Reg

Ref :

- Assistant Director(I/c), District Town and Country Planning, The Nilgiris, Technical clearance order dated:27.07.2024,
- The Applicant Thiru.P.Manikandan, Chennai, Online Application No. 516HCWZI/10839/2023. Dated: 07.04.2023,
- Principal Chief Conservator of Forest, Chennai letter Ref.K.Dis.No.TS2/29380/2022, dated:22.02.2023,
- Executive Engineer, Agricultural Engineering Department, Udhagamandalam letter No./3161/2022, dated:22.08.2022,
- Assistant Director(I/c), Department of Geology and Mining, Udhgamandalam, Geo technical report K.Dis.No.877/Mines/2022, Dated:25.07.2022,
- Revenue Divisional officer, Udhagamandalam NOC Certificate No. ..3/163/2023, dated:19.04.2023,
- Joint Director, Horticulture Department, Udhagamandalam letter No. 7/3312/2023, dated:20.04.2023,
- Govt.letter No.15535/UD4(3)/2019-2, dated:18.02.2020,
- 'AAA' Committee Resolution No.12, dated:25.06.2024,
- Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.

- G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
- 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.
- G.O.181, Housing and Urban Development Department, dated 09.12.2020.
- District Town and Country Planning Office, The Nilgiris District, Road Pattern Issued on dated: 23.07.2024,
- Original Gift deed (Local Body) document No. 751/2024, dated: 24.07.2024 handed over to Local body dated:01.08.2024,
- The President, Nanjanad Panchayat demand payment request dated 01.08.2024,
- The Applicant payment remittance dated:01.08.2024.

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Body:

ORDER

With reference to the letter in the 2nd cited, The applicant has requested for the proposed formation of housing layout to an extent of 4047.00 sqm (1.0 Acre) in the land bearing S.F.No. 581/2A2 of Nanjanad-1 Village and Panchayat of Udhagamandalam Taluk of The Nilgiris district.

The Technical Clearance was issued by Assistant Director(I/c), District Town and Country Planning, The Nilgiris for the above Layout proposal in the Ref 1st cited,

In the continuation, the President, Nanjanad Panchayat has approved this Residential layout and this Residential layout is given Final approval with the following conditions.

Special Conditions:

• 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.

• 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,

• 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,

• The conditions Stipulated in the No Objection Certificate obtained from the Government Departments and Town and Country Planning Department must be fulfilled scrupulously,

• The approval was only issued for the layout. Buyers could not make any developments without approval from the local body.

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

- The Sub-Registrar,
Joint- II Sub-Registrar Office,
Udhagamandalam,
The Nilgiris,

- The Assistant Director,
Survey and Land Records,
Udhagamandalam,
The Nilgiris,

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

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

Village

Signature valid

Signed by: Village Panchayat President
Location:The Nilgiris
Date:2024.08.01 17:29:48

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

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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.