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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: 13/2025-2026 **Date:** 3/12/26 7:45 PM

From:

Village Panchayat

Sogathur

To :

Mr S KARUPPANNAN
319 A1 ANJALI NAGAR BSNL OFFICE EAST,PENNAGARAM MAIN ROAD DHARMAPURI TOWN, DHARMAPURI TALUK AND DISTRICT

Online Application Number: 4XS3UIT9

Sir/ Madam,

Sub :

Residential Layout – District Town And Country Planning, Dharmapuri – Dharmapuri District – Dharmapuri Taluk/Panchayat Union – Sogathur Panchayat - Papinayakanahalli Village–- S.F.Nos: 446/3B3 & 446/4A2A2- Total extent of – 2849 sqm –Final Approval Issued –Reg.

Ref :

1) Application No (SWP): 4XS3UIT9 submitted through Single Window Portal by Mr.S.Karuppannan & Mrs. S.Vijayalakshmi.
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
4) Government Letter No. 19113/4(3) / 2017-1, Housing and Urban Development Department, Dated:30.08.2017
5) Letter No. 13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai ( Circular)
8) G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
9) G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.
10) Letter Roc. No. 19799/2020 Dated : 24.12.2020 of Director of Town and Country Planning, Chennai (Circular)
11) Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai ( Circular)

12) Letter Roc.No. E2/5946/2025 Dated: 20.08.2025 Of Joint Director of Agriculture Department, Dharmapuri District.
13) Letter Roc No. 320/2022/TCP3, Dated: 08.11.2022 of Director of Town and Country Planning, Chennai ( Circular)
14) G.O.141, Housing and Urban Development Department, Dated: 16.07.2022.
15) Letter sent to Applicant on 10.09.2025 regarding to hand over the portion of land earmarked for Road, Public purpose and TANGEDCO.
16) Gift deed document No.6936/2025 Dated 27.10.2025 and 6959/2025 Dated 27.10.2025
17)Payment of OSR charges, Centage charges and Development Charge received from the applicant on 03.12.2025, 08.12.2025 and 05.12.2025 respectively
18) Payment of Land conversion charges 3% of guideline value received from the applicant respectively on12.03.2026.
19) Payment of Panchayat Demand fees received from the applicant respectively on 12.03. 2026.

Body:

Residential Layout Application No (SWP): 4XS3UIT9 submitted on 10.12.2025. Dharmapuri District –Dharmapuri Taluk / Panchayat Union – Sogathur Panchayat , Papinayakanahalli Village- Sogathur Panchayat– S.F.Nos: 446/3B3 & 446/4A2A2- Total extent of – 2849 sqm –Final Approval Issued –Reg.

**Village**

Signature valid

*Signed by: Village Panchayat President*
*Location:Dharmapuri*
*Date:2026.03.12 19:45:55*

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

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# 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.