Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

भारतीय गैर न्यायिक
एक सौ रुपये
Rs. 100
रु. 100
ONE HUNDRED RUPEES
सत्यमेव जयते
भारत INDIA
INDIA NON JUDICIAL
தமிழ்நாடு तमिलनाडु TAMILNADU M/s. Sathiyam Builders Rep. ET 839292
2 4 APR 2026 iB Managing Director T.M. Logakumaresan and 2 others
R. LALITHA
STAMP VENDOR
Lic. No. R Dis/109/B4/88
64, Thambu Chetty Street
Chennai - 600 001

Affidavit cum Declaration

04.05.2026

From
M/s. Sathyam Builders
-T.M. Logakumaresan, Managing Director and 2 others,
No.15, Varatharajan Street,
Gandhi Nagar, Erode – 638009.

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

Sub: TNRERA-Layout Project Registration of "Layout of house sites in Survey No. 18/1A, 20/2A, 20/7B measuring an extent of 3.7429 Acre (15147.00 Sq.mts) situated in Sullipalayam Village, Sullipalayam Panchayat, Perundurai Taluk, Erode District, Tamilnadu.- Applying layout plots as per the patta -Regarding.

Ref: Application No. TNRERA/PLF/2899/2026 dated 15.04.2026

For SATHYAM BUILDERS
Managing Partner

With reference to the above subject, We, T.M. Logakumaresan Managing Director, 2) K. K. Velusamy and 3) J. Gopalakrishnan, the land owners of the above mentioned property.

We have applied and received the document No.5757/2023 (S.no.20/2, 20/3, 20/4A, 20/4B, 20/5B, 20/6, 20/7, 20/8, 20/9, 20/10B, 20/1, 18/1, 18/3A, 18/4 and 18/5-**7795.87 Sq.mts**, and Document No.5758/2023 (20/7, 20/8, 20/9, 20/10B, 20/14, 20/15, 20/16, 20/17, 18/1, 18/3B, 20/1, 18/3A, 18/4 and 18/5 – **8377.00 Sq.mts** of a total extent of **15147.87 Sq.mts**.

We applied and received patta in our name vide Patta No.1259 (K.K. Velusamy and J. Gopalakrishnan (S.no.18/1A-3394.00 Sq.mts and 20/7B-4493.00 Sq.mts)- **7887.00 Sq.mts**; Patta No. 1258 (Sathiyam Builders – T.M. Logakumaresan) (Survey nos. 20/2A - **7260.00 Sq.mts** of a total extent of **15147.00 Sq.mts**.

Subsequently, We have applied and received a Layout approval from DTCP of an extent of **15147.00 Sq.mts**.

We hereby declare and state that, We will sell the layout plots as per the Patta extent only **15147.00 Sq.mts**.

Hence, We kindly request you to consider the letter and approve our layout registration.

Thanking You,

Yours Faithfully,

For SATHYAM BUILDERS

Managing Partner

Document							Patta			
Sl No	Doc No	From	To	Survey No	Extent in Cents	Extent in Sq.Mtr	Patta No	Survey No	Extent in Sq.Mtr	Owner Name
1	Sale Deed Doc No.5758/2023	Mr.N.Kailasaraman and Others	Mr.K.K.Velusamy Mr.J.Gopalakrishnan	20/7	0.25	10.12	1259	18/1A	3394.00	Mr.K.K.Velusamy Mr.J.Gopalakrishnan
				20/8	13.00	526.09				
				20/9	8.25	333.87				
				20/10B	19.25	779.02				
				20/13B	7.50	303.51				
				20/14	13.50	546.33				
				20/15	21.00	849.84				
				20/16	14.75	596.91				
				20/17	13.50	546.33				
				18/1	52.00	2104.37				
				18/3B	30.75	1244.41				
				20/1 18/1 18/3A 18/4 18/5	13.25	536.21		20/7B	4493.00	
2	Sale Deed Doc No. 5757/2023	Mr.N.Kailasaraman and Others	M/s.Sathyam Builders	20/2	21.00	849.84	1258	20/2A	7260.00	M/s.Sathyam Builders
				20/3	45.75	1851.44				
				20/4A 20/4B	21.00	849.84				
				20/5B	24.75	1001.60				
				20/6	27.25	1102.77				
				20/7	17.14	693.63				
				20/8	6.75	273.16				
				20/9	9.00	364.22				
				20/10B	6.75	273.16				
				20/1 18/1 18/3A 18/4 18/5	13.25	536.21				
Total					**399.64**	**16172.87**			**15147.00**	

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.