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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 06/2026-2027 **Date:** 6/13/26 5:23 PM

From:

Village Panchayat

Sogathur

To :

Mr.SANKAR, Mr.VEERAMANI & Mr.GIRIDHARAN,
11A, NEDUMARAN NAGAR,
DHRAMAPURI TALUK, DHARMAPURI TOWN,
DHRAMAPURI DISTRICT – 636701.

Online Application Number: 95AAP1JA

Sir/ Madam,

Sub :

Residential Subdivision Approval - District Town and Country Planning Office - Dharmapuri District – Non Planning Area - The proposal for Residential Subdivision Approval with an extent of 0-15.13 Hectare or 1513.00 Sq.mt- S.F.No: 437/1A2B– Sogathur Panchayat, A.Reddihalli Village– Dharmapuri Panchayat Union – Dharmapuri Taluk - Dharmapuri District– Final Approval issued - Regarding.

Ref :

1. Applicants 1.Mr.SANKAR, 2.Mr.VEERAMANI & 3.Mr.GIRIDHARAN, Dharmapuri district, Online Application No. SWP/95AAP1JA/2026/TCP, Dated: 05.03.2026.
2. District Town and Country Planning Office, Dharmapuri District, OSR Demand Request Letter dated: 05.03.2026.
3. G.O (MS) No.79, Housing and Urban Development Department, Dated: 04.05.2017
4. Joint Director Agriculture department, Dharmapuri vide Letter NO.E2/ 1702/2026, Dated: 07.03.2026 (Dry Land NOC Letter)
5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7. 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.
8. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
9. Government Letter No.19113/UD4(3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
10. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1

dated 08.09.2017.
11. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
12. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.08.2021.
13. Demand payment Request letter dated: 13.03.2026 and 16.03.2026 (Requiring payment of OSR Fees, Centage Charge, Subdivision Charges and Development Charges).
14. Applicants 1.Mr.SANKAR, 2.Mr.VEERAMANI & 3.Mr.GIRIDHARAN, Dharmapuri district, Application Ref No:SWP/95AAP1JA/2026/TCP, Dated. 13.03.2026 & 16.03.2026 (Payment of OSR fees, Development Charges, Sub Division Charges and Centage Fee).
15. Tamil Nadu Gazette No.28, dated.10.07.2024.
16. Director of Town and Country Planning, Chennai Letter No.29503/2023/NPD, Dated. 30.07.2024.
17) Payment of Land conversion charges 3% of guideline value received from the applicant respectively on 12.06.2026.
18) Payment of Panchayat Demand fees received from the applicant respectively on 12.06.2026

Body:

Residential Layout ApplicationNo SWP/95AAP1JA/2026/TCP, Dated: 05.03.2026.Dharmapuri District –Dharmapuri Taluk / Panchayat Union – Sogathur Panchayat - A. Reddihalli Village -S.F.No: 437/1A2B– - Extent of 0-15.13 Hectare or 1513.00 Sq.mt - Final Approval issued

Village

Signature valid

Signed by: Village Panchayat President
Location:Dharmapuri
Date:2026.06.13 17:23:13

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.