

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: 05/2026-2027

Date: 5/15/26 7:12 PM

From:

Village Panchayat

Sogathur

To :

Mr.R.Sugumaran S/o.Raji,
D.No.3/309-1, Perumal Kovil Street,
Pidamaneri, Vellgoundanpalayam,
Elakkiyampatti,
Dharmapuri Taluk,
Dharmapuri District.

Online Application Number:

3J9ZUE46

Sir/ Madam,

Sub :

Residential Sub Divison - District Town and Country Planning Office - Dharmapuri District –Non Planning Area - The proposal for Residential Sub Divison with an extent of 0.32 Acre or 1300.00 sqm - S.F.Nos: 421/1B1B, 421/1B1C, 422/3B1A2 – A.Reddihalli Village – Sogathur Panchayat – Dharmapuri Panchayat Union – Dharmapuri Taluk -Dharmapuri District - Final Approval issued - Reg.

Ref :

1. Applicant Mr.R.Sugumaran , Dharmapuri district, Application Ref No: SWP/3J9ZUE46/2026/TCP, Dated. 18.04.2026.
2. District Town and Country Planning Office, Dharmapuri District, OSR Demand Request Letter dated: 06.05.2026.
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/ E2/2852/2026, Dated: 30.04.2026 (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: 12.05.2026 and 13.05.2026 (requiring payment of OSR Fees, Development Charges, Sub Division Charges and Centage Fee).
14. Applicant Mr.R.Sugumaran, Dharmapuri district, Application Ref No:SWP/3J9ZUE46/2026/TCP, Dated. 12.05.2026 AND 13.05.2026 (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 15.05.2026.
- 18) Payment of Panchayat Demand fees received from the applicant respectively on 15.05.2026

Body:

Residential Layout Application No SWP/3J9ZUE46/2026/TCP, submitted on 18.04.2026. Dharmapuri District – Dharmapuri Taluk / Panchayat Union – Sogathur Panchayat - A. Reddihalli Village - S.F.Nos: 421/1B1B, 421/1B1C, 422/3B1A2 - Extent of 0.32 Acre or 1300.00 sqm - Final Approval issued



Village

Signature valid

Signed by: Village Panchayat President
Location: Dharmapuri
Date: 2026.05.15 19:12:11



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](#)



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



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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