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™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

OWNERSHIP FLOW CHAT (LAYOUT)

Mr.MUNIYAPPA S/O PEDDA KEMPAIAH (SMV RESIDENTIAL LAYOUT)

S.NO:862/1B1,ONNALVADI VILLAGE,HOSUR,TALUK,KRISHNAGIRI DISTRICT.

SL. Nos	DOCUMENT NO:	SF NO:	SELLAR NAME	OWNER NAME	DOCUMENT :TYPE	AREA
1	PATTA NO:505	862/A3		P. PEDDA KEMPAIAH	UDR PATTA	5 ACRE 59 CENT
2	1716 / 2000	862/A3	P. PEDDA KEMPAIAH	PAPAYA S/O PEDDA KEMPAIAH	PARTITION DEED	3 ACRE
3	1716 / 2000	862/A3	P. PEDDA KEMPAIAH	MUNIYAPPA S/O PEDDA KEMPAIAH	PARTITION DEED	2ACRE 59 CENT
4	346 /2006	862/A3A	MUNIYAPPA S/O PEDDA KEMPAIAH	SRINIVASA MURTHY	GPA	25 CENT
5	1209 / 2020	862 / 1	MUNIYAPPA S/O PEDDA KEMPAIAH	M.RAMESH	SALE DEED	59 CENT
	1716 / 2000	862/A3	MUNIYAPPA S/O PEDDA KEMPAIAH (BALANCE LAND)		PARTITION DEED	1 ACRE 75 CENT
5	7331 / 2006	862/A3A	SRINIVASA MURTHY	JAYA DEVEN	SALE DEED	25 CENT
6	271 / 2011	862/A3A	JAYA DEVEN	V.GEETHA	SALE DEED	25 CENT
7	2877 / 2012	862/A3A	V.GEETHA	P.MOHAN	SALE DEED	25 CENT
	9456 / 2018	862/A3A	P.MOHAN	GIFT DEED PANCHYAT	ONNALVADI	2.25 CENT
8	4467 /2019	862/A3A	P.MOHAN	JAGADISH	SALE DEED	22.75 CENT
9	6355 /2019	862/A3A	JAGADISH	DEEPA RAJENDIRAN	SALE DEED	22.75 CENT
10	1209 / 2020	862/A3A	DEEPA RAJENDIRAN	SURESH	SALE DEED	22.75 CENT
11	5296 / 2020	862/A3A	SURESH	MALLESH	GPA	22.75 CENT
12	4849 / 2021	862/A3A	MALLESH	1) LATHA .R , 2)J.RAVINDRAN	SALE DEED	22.75 CENT
13	7829 / 2023	862/A3A	1) LATHA .R , 2)J.RAVINDRAN	MUNIYAPPA S/O PEDDA KEMPAIAH	SALE DEED	22.75 CENT
	FINAL SUMMARY					
1	1716 / 2000	862/A3	(PARTITION DEED)	MUNIYAPPA S/O PEDDA KEMPAIAH	REMINIG LAND	1 ACRE 75 CENT
2	7829 / 2023	862/A3A	1) LATHA .R , 2)J.RAVINDRAN	MUNIYAPPA S/O PEDDA KEMPAIAH	PURCHASE LAND	22.75 CENT
TOTAL AREA		862 / 1B1	PATTA NO: 2866	MUNIYAPPA S/O PEDDA KEMPAIAH	LAYOUT AREA	(8019 Sq.Mt) 1 ACRE 97.75 CENT (SAY 1.98 CENT)

SOLD LAND

SOLD LAND

1 BALANCE LAND

2 PURCHACE LAND

1 + 2

(8019 Sq.Mt) 1 ACRE 97.75 CENT
(SAY 1.98 CENT)

Er. V. VINOTHKUMAR, M.E (Structural),
Chartered Engineer & Regd. Professional Engineer,
HCMC Govt.Regd. Engineer Reg. No: 01/2022 (RE-GR-III),
DTCP Govt.Regd. Engineer Reg. No: 36/2024 (RE-GR-II),
36/2024 (CE), 26/2022 (RSE-GR-II), 14/2022 (RD),
Yuthka Construction, Shanthi Nagar East,
2nd Cross, Hosur-635109, Ph: 9750381769.

Mr. P. MUNIYAPPA,
S/o. Mr. PERIYA KEPAIAH.

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.