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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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

தமிழ்நாடு மின் பகிர்மானக் கழகம் லிமிடெட்

இணையதளவழி மின் கட்டணம் முறை)

மின் கட்டணம் ரசீது

பெயர் : P.R.JAI PRAKASH

மின். இ. எண்: 2000807011251766 கட்டண முறை : TNPDCL PAYMENT PORTAL

இரசீது எண் : PGCINB812765138 நாள் : 08/12/2025 17:17:32

வ.எண்	கட்டணம் விவரம்	தொகை (ரூ.)
1	47621-Deposits Collected for DCW nature (GST Appl**	3348.00
2	55110-Deposits Collected for DCW nature (GST Appl**	0.00
3	46941-CGST @9%	301.32
4	46942-SGST @9%	301.32
5	62948-Rounding Off	0.36
	மொத்தம்	3951.00

தொகை (எழுத்தால்) ரூ. Three thousand Nine hundred Fifty One only

** Support services are taxable under GST

இதர விவரங்கள் :

1.TNPDCL CIN No. : U40109TN2009SGC073746

2.TNPDCL GST No. : 33AADCT4784E1ZC

3.HSN CODE : 27160000

4.SAC CODE : 996912

5.ELECTRICAL ENERGY & DISTRIBUTION SERVICES ARE EXEMPTED UNDER GST

• இது கணினியில் உருவாக்கப்பட்ட ஆவணம் தனி ஒப்புகை தேவையில்லை

• இது வங்கி ஒத்திசைவுக்கு உட்பட்டது

நுகர்வோருக்கு தொடர்பு கொள்ளவும்

24 மின்னகம்

94987 94987

அனுப்புதல்

தனி அலுவலர் அச்செட்டிப்பள்ளி ஊராட்சி,/
வட்டார வளர்ச்சி அலுவலர் (கி.ஊ).,
ஊராட்சி ஒன்றியம்,
ஒசூர்.

பெறுதல்

P.R.Jaiprakash,
No.19, Jubilee Homes, Mathigiri HCF
Post, TVS- Rayakottai Road, Hosur
Taluk, Krishnagiri District,
Tamil Nadu-635110.

ந.க.எண்: 02/2025-2026/அ.ஊ

நாள்: 13..02.2026.

பொருள்: கிருஷ்ணகிரி மாவட்டம் - ஒசூர் ஊராட்சி ஒன்றியம் - அச்செட்டிப்பள்ளி ஊராட்சி மற்றும் கிராம புல எண்கள்.1191/3A, 1191/B1B, 1192/A2, 1192/B1A, 1196/3A, 1196/3B, அமைந்துள்ள குடியிருப்பு மனைப்பிரிவிற்கு இறுதி ஒப்புதல் வழங்கியது - பணி முடிவறிக்கை வழங்குதல் - தொடர்பாக.

பார்வை:

1 இதே எண்ணிட்ட இவ்வலுவலக ந.க.எண். 02/2025-2026/அ.ஊ நாள்: 01.11.2025.

2 P.R.Jaiprakash, No.19, Jubilee Homes, Mathigiri HCF Post, TVS-Rayakottai Road, Hosur Taluk, Krishnagiri District, Tamil Nadu-635110. ஒசூர் அவர்களின் கடித நாள்: 10.02.2026.

3 உதவி பொறியாளர் (ஊ.வ), ஒசூர் அவர்களின் தள ஆய்வு அறிக்கை நாள்: 11.02.2026.

****

கிருஷ்ணகிரி மாவட்டம், ஒசூர் ஊராட்சி ஒன்றியம், அச்செட்டிப்பள்ளி ஊராட்சி மற்றும் கிராம புல எண்கள்.1191/3A, 1191/B1B, 1192/A2, 1192/B1A, 1196/3A, 1196/3B, அமைந்துள்ள குடியிருப்பு மனைப்பிரிவிற்கு பார்வை 1-இன்படி இறுதி ஒப்புதல் வழங்கப்பட்டது.

தற்போது பார்வை 2-இன்படி மனைப்பிரிவின் அடிப்படை வசதிகள் முடிவுற்ற அறிக்கை கோரியதற்கிணங்க பார்வை 3-இன்படி ஒசூர் ஊராட்சி ஒன்றிய உதவி பொறியாளார் சமர்ப்பித்துள்ள தளஆய்வு அறிக்கையின்படி பின்வரும் பணிகள்.

1. மனைப்பிரிவின் உள்ளே உள்ள சாலைகள்.
2. கழிவுநீர் கால்வாய்கள்.
3. தெருவிளக்குகள்.
4. வடிகால் வாய்க்கால்கள்.

மேற்கண்ட குடியிருப்பு மனைப்பிரிவில் பணிகள் முழு அளவில் முடிக்கப்பட்டுள்ளது என தெரிவிக்கப்படுகிறது.

13/02/26

வட்டார வளர்ச்சி அலுவலர் (கி.ஊ),
ஒசூர்

13/2/26



தமிழ்நாடு तमिलनाडु TAMILNADU

DR 868615

K.A. KRISHNA MOORTHY
STAMP VENDOR
D. Dis. No. 734/21/2003
HOSUR - 635 109

Dt. 30.01.2026 100/-
P.R. Jaiprakash
Mathigiri

INDEMNITY BOND (For TNRERA)

This Indemnity Bond is executed on this 05TH day of FEBRUARY 2026

BY

I, **Mr. P. R. Jai Prakash**,
Son of Mr. Ramachandran,
Residing at No.14, Kamala Nivas, Rayakotta to TVS Road, Mathigiri,
H.C.F Post, Hosur – 635110, Krishnagiri District, Tamil Nadu,

Hereinafter called the "Indemnifier / Promoter", which expression shall unless repugnant to the context include my heirs, legal representatives, successors and assigns.

NOTARY
K. ANANDAKUMAR
Krishnagiri District
Regd. No. 17475
GOVT. OF INDIA

P.R. Jaiprakash

IN FAVOUR OF

Tamil Nadu Real Estate Regulatory Authority (TNRERA)
Office Address:
No. 284, Anna Salai, Nandanam, Chennai – 600035.

SUBJECT: TNRERA REF NO: TNPLI57312025 & APPLCATION No: TNRERA/PLI/0263/2026 Dated: 12.01.2026 (TNRERA/PLI/8902/2025 Dated:06-11-2025.

WHEREAS

1. I am the Promoter of the real estate project known as "JayPee WaySide – Phase II", HNTDA (Hosur New Town Development Authority) Approved No:45/2025 situated at Achettipalli Village, Hosur Taluk, Krishnagiri District, Tamil Nadu.

2. The project land details are comprised in the following Survey Numbers: Survey No. 1191/A1, 1191/B1B, 1192/A2, 1192/B1A, 1196/3A & 1196/3B, Achettipalli Village.

3. I have submitted an application / declaration / documents before Tamil Nadu Real Estate Regulatory Authority (TNRERA) under the Real Estate (Regulation and Development) Act, 2016.

4. The highest level of the layout is 878.2 m and the lowest level of the layout is 868.4 m
(Contour map attached for your kind reference).

5. As per the approved plan, adequate Storm Water Drain (SWD) facilities are provided within the layout to ensure proper drainage of rainwater.

6. Rainwater from the layout will be discharged only through the approved Storm Water Drain system.

7. In the layout Storm Water Drain (SWD) on the road as well as the other storm water drains have been gifted to the local body. (Gift Deed enclosed Doc.No.5432/2025 for your kind reference)

NOTARY
K. ANANDA KUMAR
Krishnagiri District
Regd No. 17475
GOVT. OF INDIA

P.R.

NOW THIS INDEMNITY WITNESSETH THAT

I hereby agree to indemnify and keep indemnified TNRERA, its officers and employees from and against any loss, damages, claims, liabilities or legal proceedings arising due to incorrect information, suppression of facts, title disputes or non-compliance of the Act.

DECLARATION

I declare that all details furnished are true and correct to the best of my knowledge.

IN WITNESS WHEREOF

I have hereunto set my hand and signature on the date mentioned above.

P.R. Jai Ky

Signature of Promoter:
Name: Mr. P. R. Jai Prakash
Place: Hosur
Date: 05.02.2026

Witness 1:
H.S. Shamakrishna
S/o. T.H. Shivaramaiah

Witness 2:
M. Suresh Rao, M. Jagadish Rao, No. 34/3, Old Madiwala,
Hosur – 635110.

NOTARY
K. ANANDA KUMAR
Krishnagiri District
Regd. No. 17475
GOVT. OF INDIA

EXECUTED / SIGNED BEFORE ME

K. ANANDA KUMAR, LL.B., M.S...
Advocate & Notary Public (Govt. of ...
Regd. No. 17475, Enrollment No. 565/...
No. G1 & G2, AVS Towers, Opp. Court Com...
Hosur - 635 109, Krishnagiri District.

E 900 E 950 E 1000 E 1050 E 1100 E 1150 E 1200 E 1250 E 1300 E 1350

N 2100 N 2050 N 2000 N 1950 N 1900 N 1850 N 1800

N

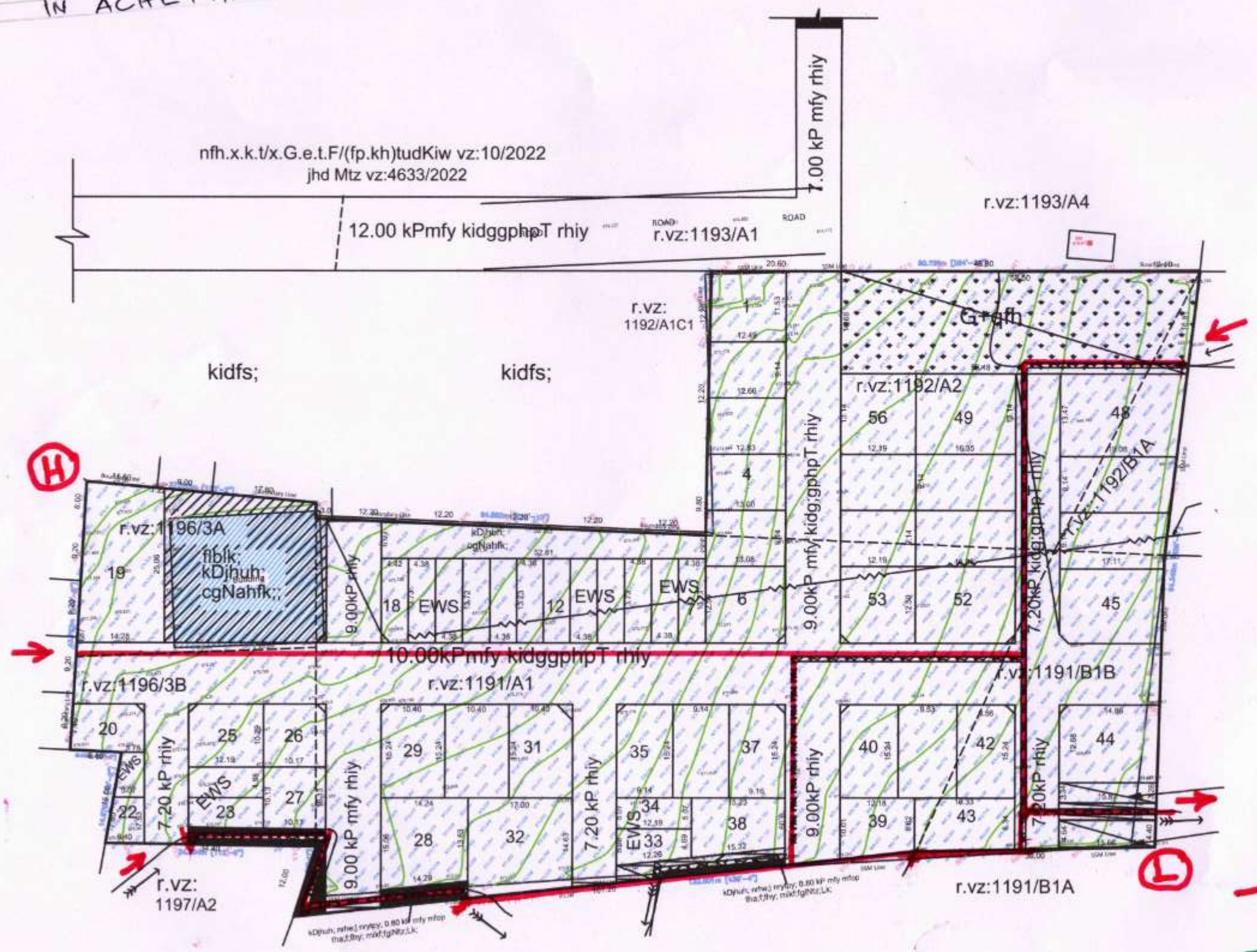
TBM-01
91.676M

S I T E A R E A

Building
Shed
Shed
Building
Tank
Sump
Open Well
Open Well
Open Well
Sump
Ramp
Retaining Wall
Retaining Wall
Compound Wall
Compound Wall
Compound Wall
Compound Wall
Compound Wall
Compound Wall
Compound Wall
Fence Line
Fence Line
Fence Line

PLAN SHOWING THE PROPOSED STORM WATER DAIN LAYOUT AT "JAY PEE WAYSIDE - PHASE II

IN ACHETTIPALLI VILLAGE & PANCHAYAT, HOSUR TALUK, KRISHNAGIRI DT.



NOTE:-

H Highest Lvl: 878.2

L Lowest Lvl. 868.4.

Diff in Lvl: 9.8m (32'-0")

STORM WATER DRAIN.

CONTOUR LINE WITH LEVELS.


GPS Map Camera
Hosur, Tamil Nadu, India
6/147, Opp. Fiem Industries Ltd. (iii), Kelamangala Road, Achettipalli,
Post, Hosur, Tamil Nadu 635113, India
Lat 12.677006° Long 77.83797°
Thursday, 04/12/2025 10:08 AM GMT +05:30
Google

GPS Map Camera

Hosur, Tamil Nadu, India 🇮🇳

Jaypee Wayside, Plot No : 121, Kelamangalam Rd, Hosur, Tamil Nadu 635110, India

Lat 12.677041° Long 77.83677°

Tuesday, 09/12/2025 07:03 AM GMT +05:30

GPS Map Camera

Hosur, Tamil Nadu, India 🇮🇳

6/147, Opp. Fiem Industries Ltd. (iii), Kelamangala Road,
Achettipalli, Post, Hosur, Tamil Nadu 635113, India

Lat 12.676902° Long 77.838782°

Wednesday, 10/12/2025 07:20 AM GMT +05:30

GPS Map Camera

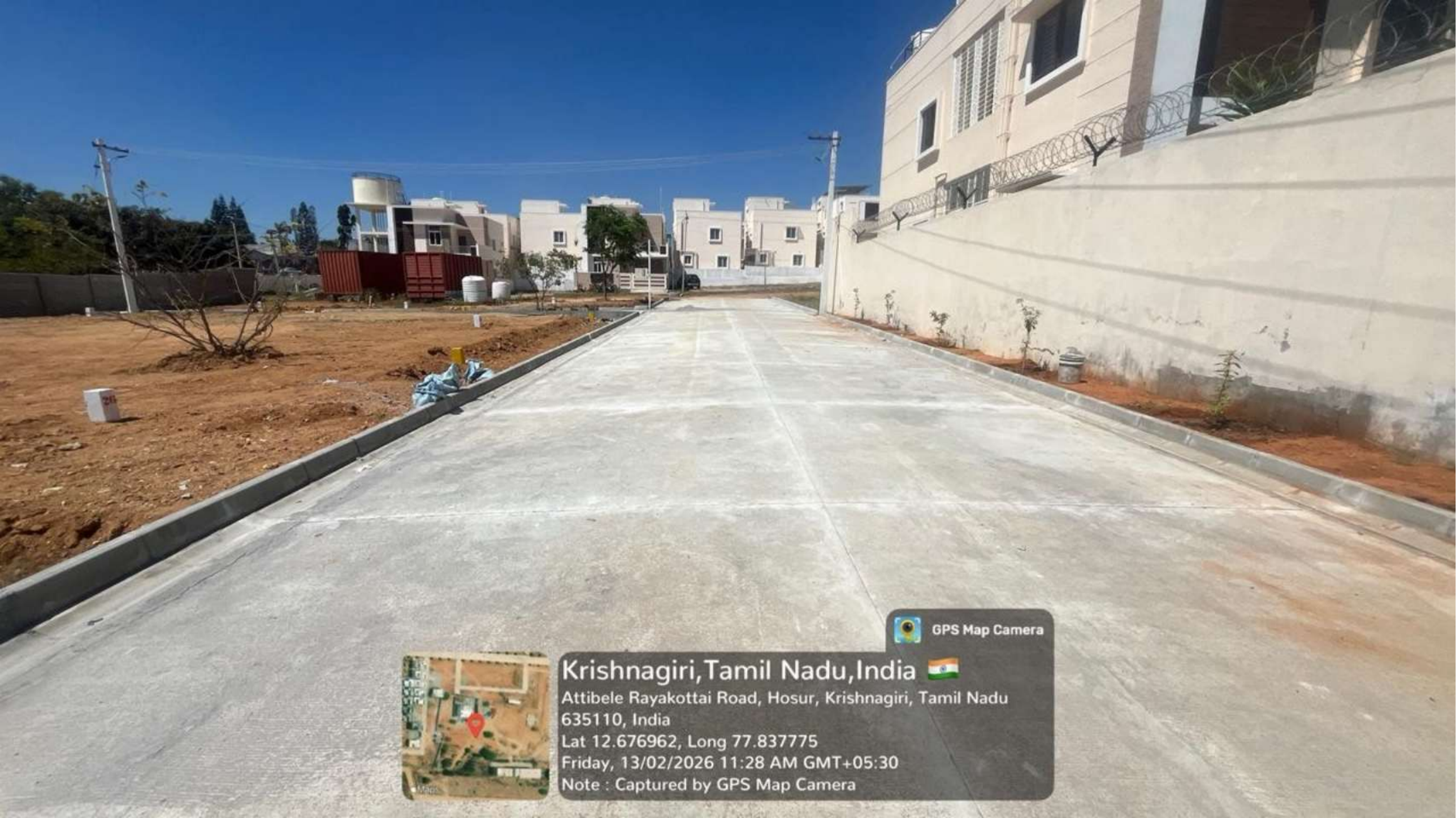
Hosur, Tamil Nadu, India 🇮🇳

Jaypee Wayside, Plot No : 121, Kelamangalam Rd, Hosur, Tamil Nadu 635110, India

Lat 12.677011° Long 77.837836°

Monday, 09/02/2026 12:36 PM GMT +05:30

Google


GPS Map Camera
Krishnagiri,Tamil Nadu,India
Attibele Rayakottai Road, Hosur, Krishnagiri, Tamil Nadu 635110, India
Lat 12.676962, Long 77.837775
Friday, 13/02/2026 11:28 AM GMT+05:30
Note : Captured by GPS Map Camera

GPS Map Camera

Krishnagiri,Tamil Nadu,India

Attibele Rayakottai Road, Hosur, Krishnagiri, Tamil Nadu 635110, India

Lat 12.676924, Long 77.838491

Friday, 13/02/2026 11:24 AM GMT+05:30

Note : Captured by GPS Map Camera


GPS Map Camera
Krishnagiri,Tamil Nadu,India
Attibele Rayakottai Road, Hosur, Krishnagiri, Tamil Nadu 635110, India
Lat 12.676957, Long 77.837770
Friday, 13/02/2026 11:28 AM GMT+05:30
Note : Captured by GPS Map Camera

GPS Map Camera

Krishnagiri,Tamil Nadu,India

Attibele Rayakottai Road, Hosur, Krishnagiri, Tamil Nadu 635110, India

Lat 12.676920, Long 77.838500

Friday, 13/02/2026 11:24 AM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Krishnagiri, Tamil Nadu, India

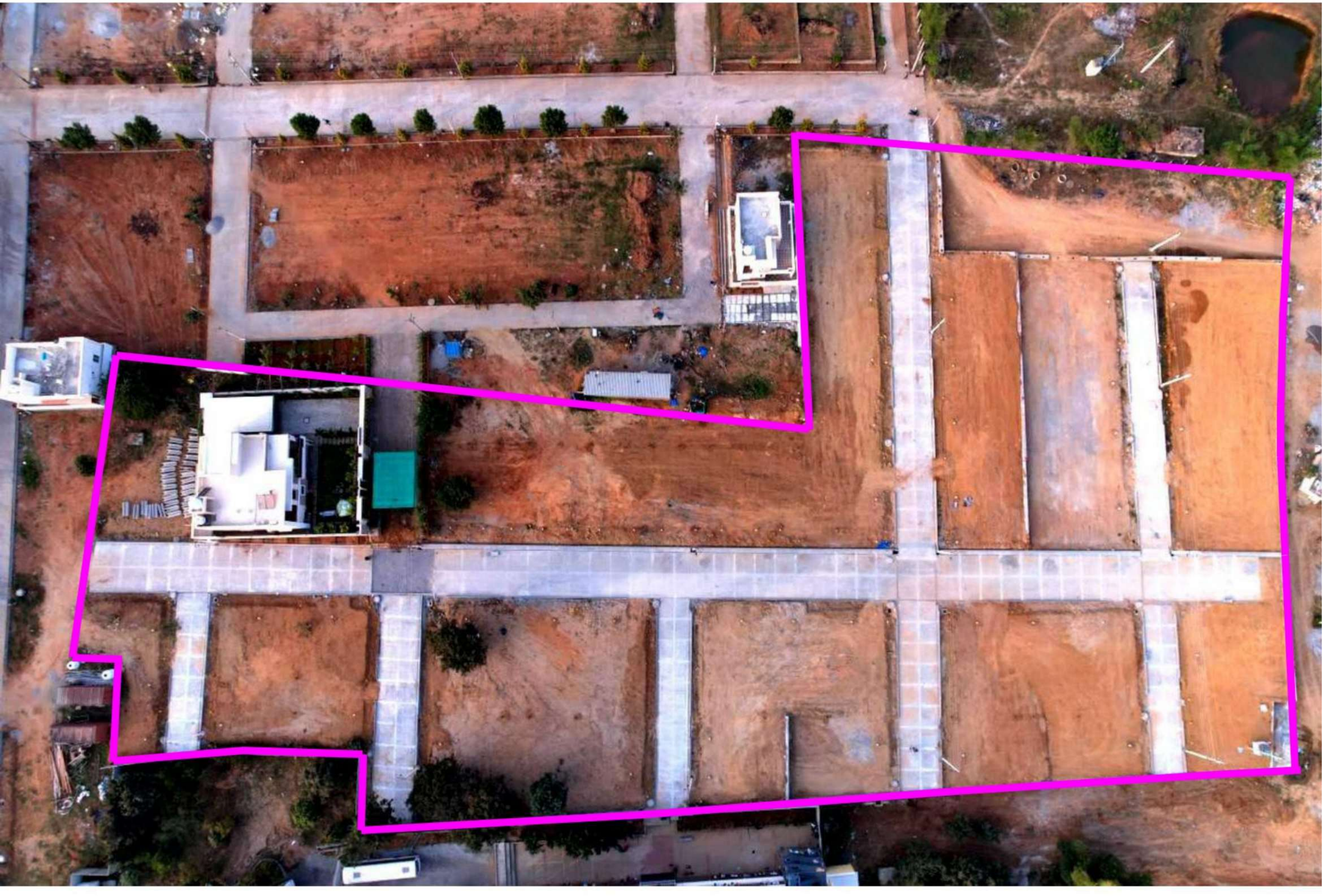
Attibele Rayakottai Road, Hosur, Krishnagiri, Tamil Nadu 635110, India

Lat 12.676884, Long 77.838161

Friday, 13/02/2026 11:26 AM GMT+05:30

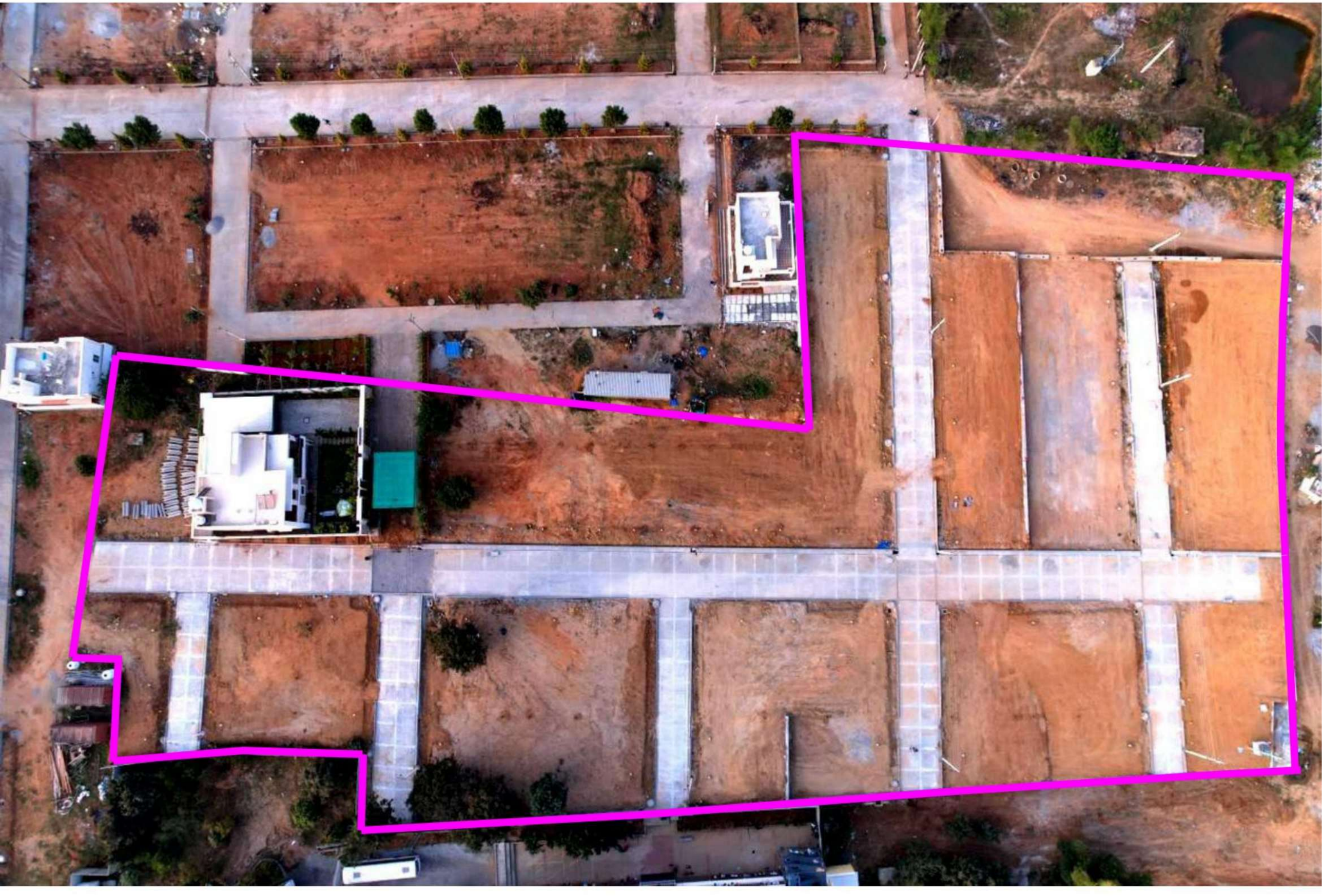
Note : Captured by GPS Map Camera













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

Verified RealEstate
3/350/2 Mettukuppam,
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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.