Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

From:

Mr.P.MUNIYAPPA , S/o. Mr .PERIYA KEPAIAH,
18 Kurubatty Mathigiri, Hosur Cattle Farm,
Hosur Taluk, Krishnagiri Distric. Tamil Nadu-6351101,Mobile No: 9788302414

To:

The Assistant Director,

Tamil Nadu Real Estate Regulatory Authority (TNRERA),

1st Floor, No. 1A, Gandhi Irwin Road, Egmore, Chennai – 600008.

Respected Sir/Madam,

Sub: TNRERA Layout Registration Application **(TNRERA/PLI/4849/2026 Dated: 08-07-2026)** – Clarification regarding the existing Panchayat Road (marked in Yellow) in the approved DTCP layout – Reg.

Ref: DTCP Layout Approval No: **[119/2025]**, Dated: **[08.07.2025]**.

We have applied for TNRERA registration for our layout located at Survey No: **[862/1B1]**, Onnalvadi Village& Hosur Panchayat, Hosur Taluk, Krishnagiri] District, which has been approved by the DTCP under the reference cited above.

We would like to bring to your kind notice that all the internal development works, including the laying of all internal layout roads, have been fully completed by us in accordance with the approved plan.

However, the road marked in **Yellow Color** on the approved DTCP layout plan is an existing public **Panchayat Road**. Since this is already a public thoroughfare maintained by the local body and does not fall under our private layout development boundary, we have not laid/modified this road.

Hence, we kindly request you to take this clarification on record, accept our completed internal road works, and process our application for issuing the TNRERA Registration Certificate.

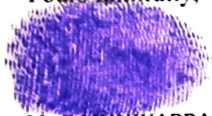
We have enclosed the approved layout plan copy and photographs of the completed internal roads for your kind verification.

Thanking you.

Place:HOSUR

Date: 16.0702026

Yours faithfully,

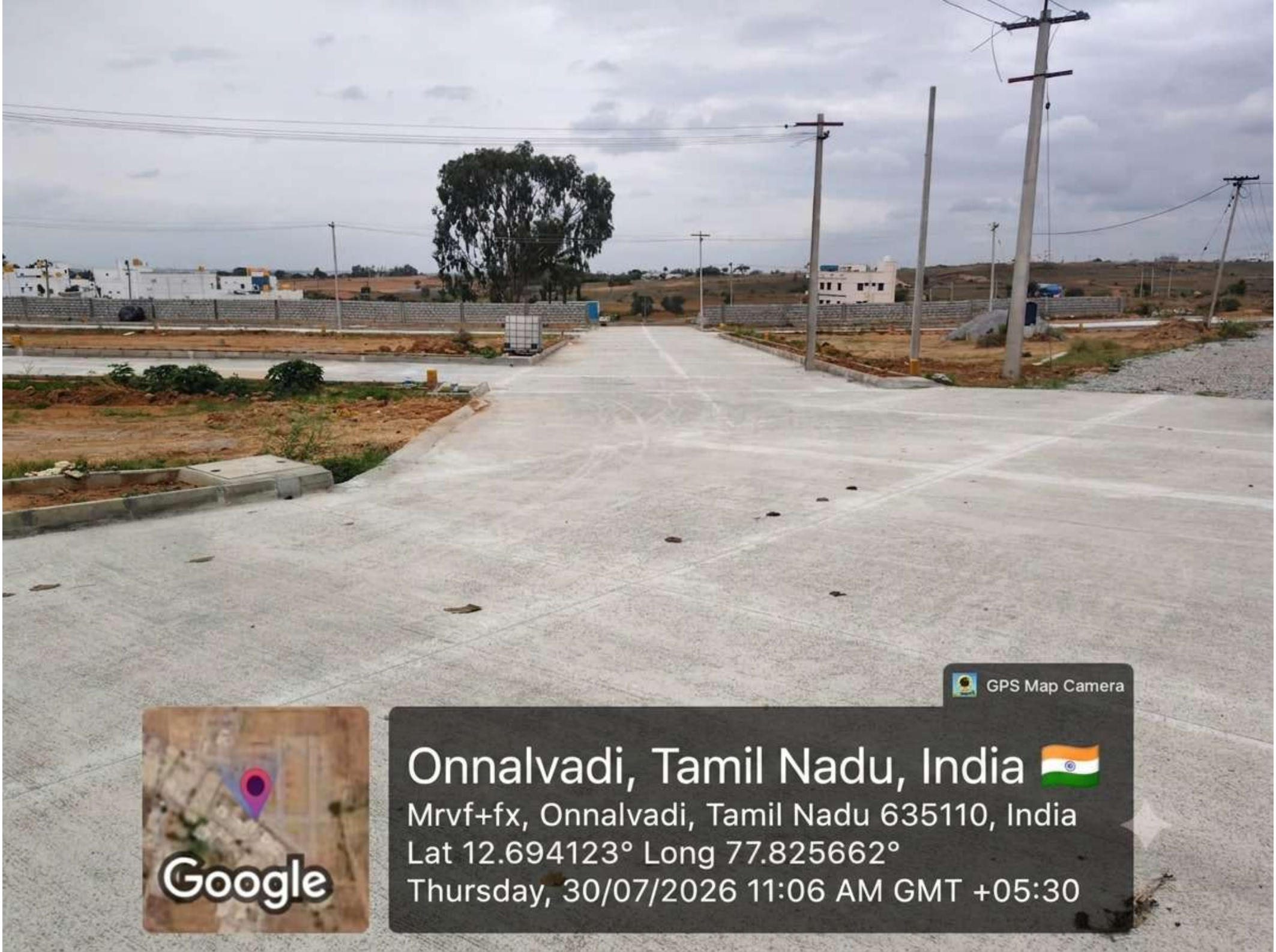


Mr.P.MUNIYAPPA




Google
Onnalvadi, Tamil Nadu, India 🇮🇳
Mtwg+774 Jbm Housing Colony, Kelamangalam Rd, Near Thendral Nagar, Onnalvadi, Tamil Nadu 635110, India
Lat 12.694871° Long 77.826156°
Thursday, 30/07/2026 11:25 AM IST +05:30



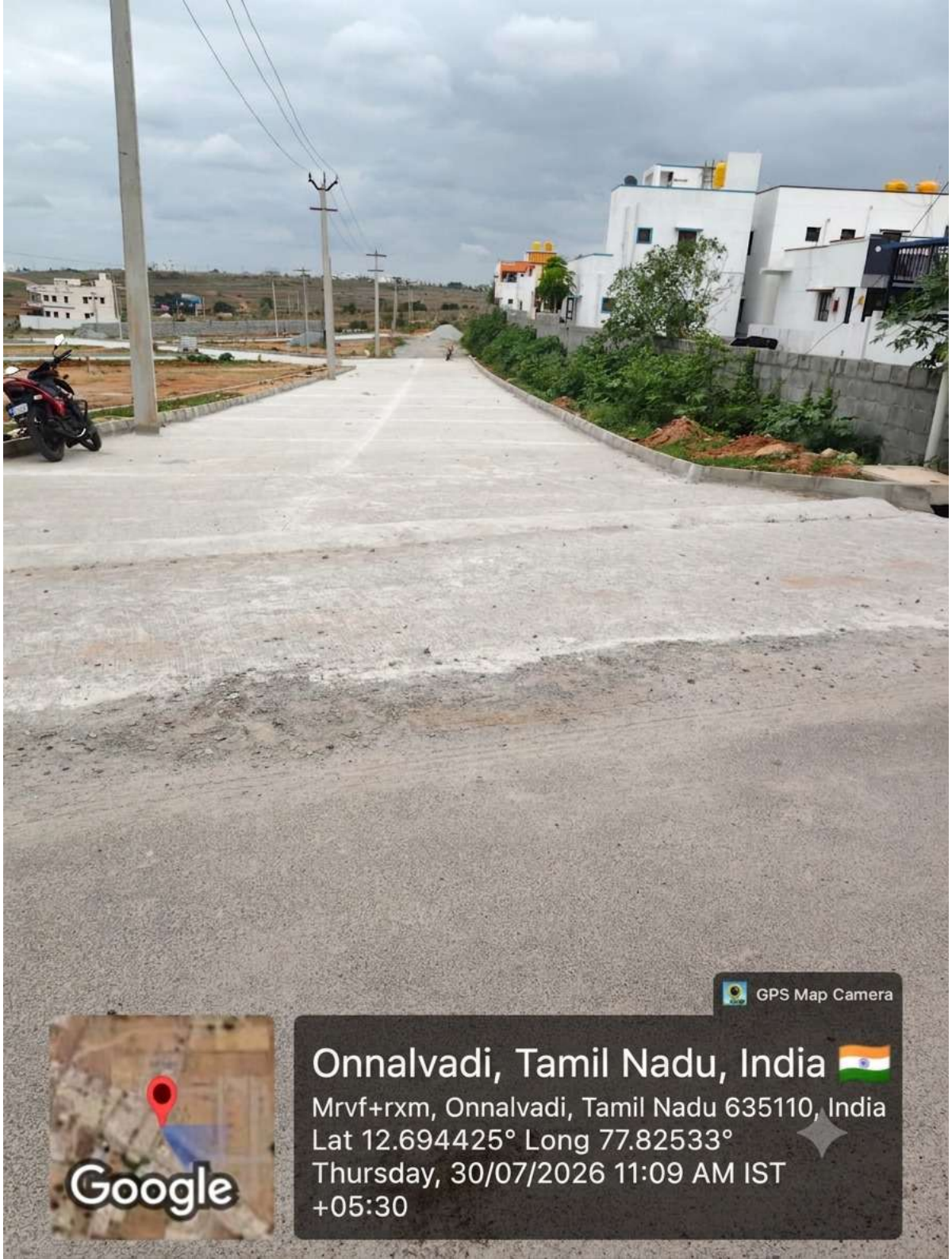

GPS Map Camera
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Mrvf+fx, Onnalvadi, Tamil Nadu 635110, India
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Google






GPS Map Camera
Onnalvadi, Tamil Nadu, India
Mrwg+774 Jbm Housing Colony, Kelamangalam Rd, Near Thendral Nagar, Onnalvadi, Tamil Nadu 635110, India
Lat 12.694882° Long 77.82586°
Thursday, 30/07/2026 11:24 AM IST +05:30
Google



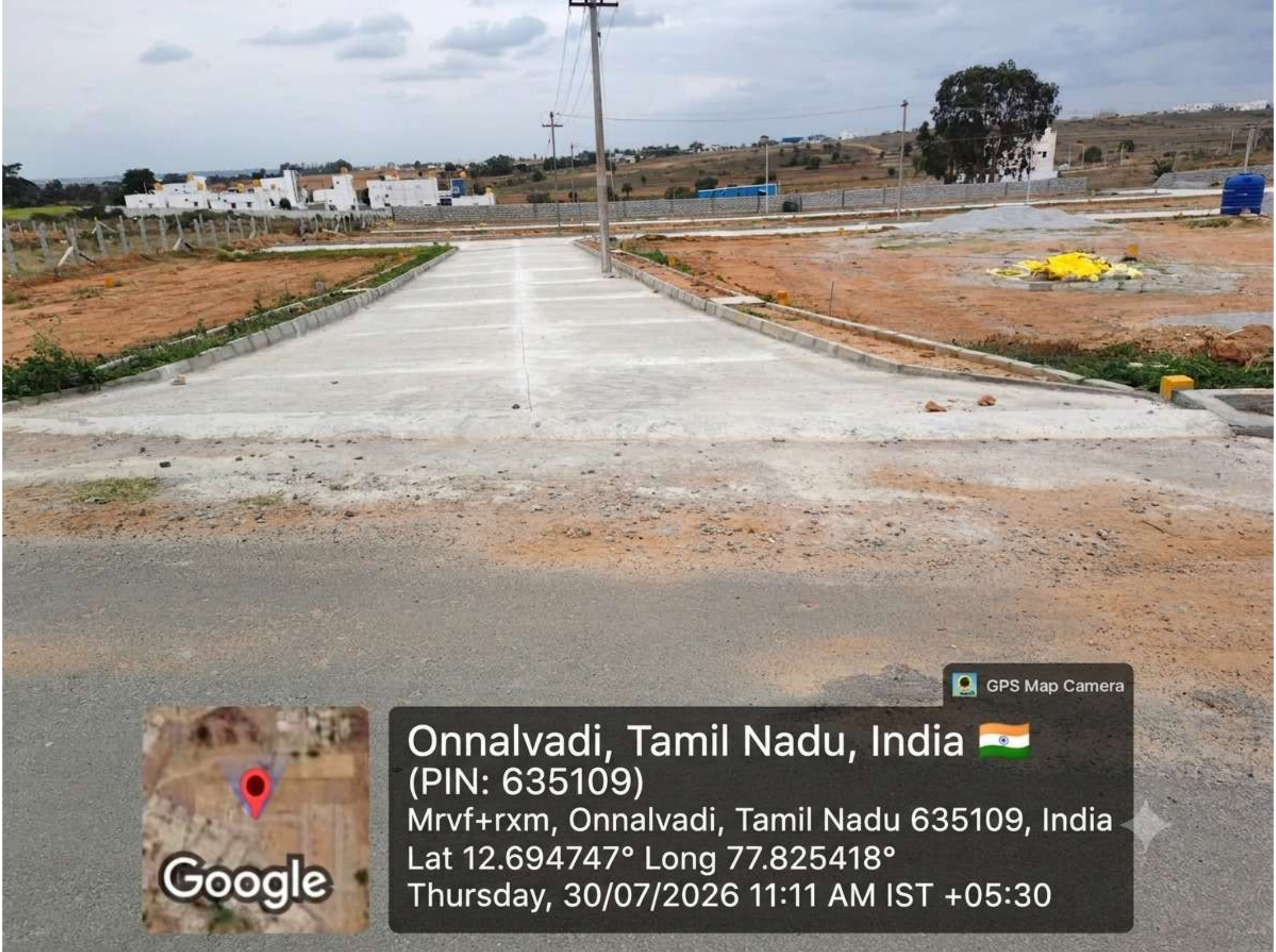

GPS Map Camera
Onnalvadi, Tamil Nadu, India
Mrvf+rxm, Onnalvadi, Tamil Nadu 635110, India
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Thursday, 30/07/2026 11:09 AM IST
+05:30
Google




GPS Map Camera
Onnalvadi, Tamil Nadu, India
Mrwg+774 Jbm Housing Colony, Kelamangalam Rd, Near Thendral Nagar, Onnalvadi, Tamil Nadu 635110, India
Lat 12.694871° Long 77.826156°
Thursday, 30/07/2026 11:25 AM IST +05:30
Google






GPS Map Camera
Onnalvadi, Tamil Nadu, India
(PIN: 635109)
Mrvf+rxm, Onnalvadi, Tamil Nadu 635109, India
Lat 12.694747° Long 77.825418°
Thursday, 30/07/2026 11:11 AM IST +05:30
Google


GPS Map Camera
Onnalvadi, Tamil Nadu, India
Mrwg+774 Jbm Housing Colony, Kelamangalam Rd, Near Thendral Nagar, Onnalvadi, Tamil Nadu 635110, India
Lat 12.694887° Long 77.825862°
Thursday, 30/07/2026 11:16 AM IST +05:30
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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.