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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

தமிழ்

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

User Registration | Sign In

The information provided Online is updated and no physical visit is required for the Services provided Online.

orresponding CC Application by clicking Radio button->Click Print CC->Download CC

Guideline Search

Search Criteria :

Zone:	**COIMBATORE**	Sub Registrar Office:	**CHENNIMALAI**
Guideline Village:	**MUGASIPIDARIYUR**	Revenue Village:	**MUGASIPIDARIYUR**
Revenue District:	**ERODE**	Revenue Taluk:	**PERUNDURAI**
Street/Survey Number:	**168**		

16 items found, displaying 11 to 16.
[First/Prev] 1, **2** [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	168/7C1	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	11-Mar-2026	-
12	168/7C2	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	11-Mar-2026	-
13	168/8A	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	30-Dec-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
14	168/8B	300/ Square Feet	3230/ Square Metre	Residential Class I Type - II	13-Oct-2025	-
15	168/8C	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	30-Dec-2024	-
16	168/9	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-

Back

Cyber Security Policy

Legal Information

Terms & Conditions

Privacy Policy

Hyper Linking Policy

Copyright Policy

Quick Contact

No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India 044-24640160

helpdesk[at]tnreginet[dot]net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption,
No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website: www.dvac.tn.gov.in"

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

Best Viewed in Internet Explorer 10.0 and above at resolution 1366 x 768

Last Updated on 22/01/2026

© Content Owned by Registration Department,
Government of Tamil Nadu. Copyright@2025.

Maintained by
Tata Consultancy Services Ltd.

தமிழ்

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

User Registration | Sign In

The information provided Online is updated and no physical visit is required for the Services provided Online.

Instant download of Certified Copy of document - Make Paymen

Guideline Search

Search Criteria :

Zone:	**COIMBATORE**	Sub Registrar Office:	**CHENNIMALAI**
Guideline Village:	**MUGASIPIDARIYUR**	Revenue Village:	**MUGASIPIDARIYUR**
Revenue District:	**ERODE**	Revenue Taluk:	**PERUNDURAI**
Street/Survey Number:	**168**		

16 items found, displaying 1 to 10.
[First/Prev] **1**, 2 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	168/1	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
2	168/10	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
3	168/11	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
4	168/2	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
5	168/3	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
6	168/4	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
7	168/5	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
8	168/6	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
9	168/7A2	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	28-Jan-2026	-
10	168/7B	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	14-Feb-2025	-

Back

Society

Chit Funds

Marriage

Birth and Death

Firm

Reference

Citizen Charter

Tell me How

User Manual

Download

Utility Forms

Circulars

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

External Links

National Portal

Cyber Security Incident Reporting

Electronic/Digital Signature facility

Legal Information

Terms & Conditions

Privacy Policy

Hyper Linking Policy

Copyright Policy

Quick Contact

No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India 044-24640160

helpdesk[at]tnreginet[dot]net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption,
No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website: www.dvac.tn.gov.in"

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

Best Viewed in Internet Explorer 10.0 and above at resolution 1366 x 768

Last Updated on 22/01/2026

© Content Owned by Registration Department,
Government of Tamil Nadu. Copyright@2025.

Maintained by
Tata Consultancy Services Ltd.

தமிழ்

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

User Registration | Sign In

The information provided Online is updated and no physical visit is required for the Services provided Online.

Guideline Search

Search Criteria :

Zone:	**COIMBATORE**	Sub Registrar Office:	**CHENNIMALAI**
Guideline Village:	**MUGASIPIDARIYUR**	Revenue Village:	**MUGASIPIDARIYUR**
Revenue District:	**ERODE**	Revenue Taluk:	**PERUNDURAI**
Street/Survey Number:	**163**		

55 items found, displaying 41 to 50.
[First/Prev] 1, 2, 3, 4, **5**, 6 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
41	163/2B1	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	10-Apr-2025	-
42	163/2B2	300/ Square Feet	3230/ Square Metre	Residential Class I Type - II	13-Oct-2025	-
43	163/2B2A22	300/ Square Feet	3230/ Square Metre	Residential Class I Type - II	13-Oct-2025	-
44	163/2B2A38	300/ Square	3230/ Square	Residential Class I Type -	25-Oct-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
		Feet	Metre	II		
45	163/2B2A45	300/ Square Feet	3230/ Square Metre	Residential Class I Type - II	25-Oct-2025	-
46	163/2B2A46	300/ Square Feet	3230/ Square Metre	Residential Class I Type - II	25-Oct-2025	-
47	163/2B2A53	300/ Square Feet	3230/ Square Metre	Residential Class I Type - II	25-Oct-2025	-
48	163/2B2A54	300/ Square Feet	3230/ Square Metre	Residential Class I Type - II	13-Oct-2025	-
49	163/2B2B	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	11-Jul-2025	-
50	163/2C1	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	27-Jan-2025	-

Back

Reference

Citizen Charter

Tell me How

User Manual

Download

Utility Forms

Circulars

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

External Links

National Portal

Cyber Security Incident Reporting

Electronic/Digital Signature facility

Legal Information

Terms & Conditions

Privacy Policy

Hyper Linking Policy

Copyright Policy

Quick Contact

No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India 044-24640160

helpdesk[at]tnreginet[dot]net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption,
No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website: www.dvac.tn.gov.in"

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

Best Viewed in Internet Explorer 10.0 and above at resolution 1366 x 768

Last Updated on 22/01/2026

© Content Owned by Registration Department,
Government of Tamil Nadu. Copyright@2025.

Maintained by
Tata Consultancy Services Ltd.

தமிழ்

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

User Registration | Sign In

The information provided Online is updated and no physical visit is required for the Services provided Online.

Instant download of Certified Copy of document - Make Payme

Guideline Search

Search Criteria :

Zone:	**COIMBATORE**	Sub Registrar Office:	**CHENNIMALAI**
Guideline Village:	**MUGASIPIDARIYUR**	Revenue Village:	**MUGASIPIDARIYUR**
Revenue District:	**ERODE**	Revenue Taluk:	**PERUNDURAI**
Street/Survey Number:	**163**		

55 items found, displaying 51 to 55.
[First/Prev] 1, 2, 3, 4, 5, **6** [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
51	163/2C2	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	27-Jan-2025	-
52	163/2D1	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	27-Jan-2025	-
53	163/2D2	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	27-Jan-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
54	163/3	600000/ Acre	1483000/ Hectare	Dry Garden Land Type -III	01-Jul-2024	-
55	163/4	501000/ Acre	1238000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-

Back

Hyper Linking Policy

Copyright Policy

Quick Contact

No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India 044-24640160

helpdesk[at]tnreginet[dot]net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption,
No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website: www.dvac.tn.gov.in"

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

Best Viewed in Internet Explorer 10.0 and above at resolution 1366 x 768

Last Updated on 22/01/2026

© Content Owned by Registration Department,
Government of Tamil Nadu. Copyright@2025.

Maintained by
Tata Consultancy Services Ltd.

தமிழ்

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

User Registration | Sign In

The information provided Online is updated and no physical visit is required for the Services provided Online.

Instant download of Certified Copy of document -

Guideline Search

Search Criteria :

Zone:	**COIMBATORE**	Sub Registrar Office:	**CHENNIMALAI**
Guideline Village:	**MUGASIPIDARIYUR**	Revenue Village:	**MUGASIPIDARIYUR**
Revenue District:	**ERODE**	Revenue Taluk:	**PERUNDURAI**
Street/Survey Number:	**167**		

2 items found, displaying all items.

1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	167/1	2000000/ Acre	4942000/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
2	167/2	2000000/ Acre	4942000/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-

Back

Online Services

Encumbrance Certificate

Search

Stamp Vendor

Search/View EC

Society

Chit Funds

Marriage

Birth and Death

Firm

Duty and Fees

Duty and Fees

Reference

Citizen Charter

Tell me How

User Manual

Download

Utility Forms

Circulars

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

External Links

National Portal

Cyber Security Incident Reporting

Electronic/Digital Signature facility

Legal Information

Terms & Conditions

Privacy Policy

Hyper Linking Policy

Copyright Policy

Quick Contact

No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India 044-24640160

helpdesk[at]tnreginet[dot]net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption,
No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website: www.dvac.tn.gov.in"

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

Best Viewed in Internet Explorer 10.0 and above at resolution 1366 x 768

Last Updated on 22/01/2026

© Content Owned by Registration Department,
Government of Tamil Nadu. Copyright@2025.

Maintained by
Tata Consultancy Services Ltd.

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,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.