Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

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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.

nt download of Certified Copy of document - Make Payment->Go to CC Request List-Select the corresponding CC Application by clickin

GUIDELINE VALUE & PROPERTY VALUATION

Guideline Value relating to 2.19 lakhs streets and over 4.46 Crores Survey Numbers/Subdivision numbers are available on this site for query.
For Property Valuation, Click on the Street Name from the Street List, where the property is located.

From: 1-7-2024 **To:** Current Date To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: * Coimbatore

Sub Registrar Office: * Madukkarai

Registration Village: * THIRUMALAYAMPALAYAM_North

Survey Number: * 177

Search Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	MADUKKARAI
Guideline Village:	THIRUMALAYAMPALAYAM_NORTH	**Revenue Village:**	THIRUMALAYAMPALAYAM (N)
Revenue District:	COIMBATORE	**Revenue Taluk:**	MADUKARAI

Below Search results are as on 14-May-2026 04:52 PM

29 items found, displaying 11 to 20.
[First/Prev] 1, **2**, 3 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	177/1B4A2	600/ Square Feet	6460/ Square Metre	Residential Class I Type - IV	23-Dec-2024	-
12	177/1B4B	600/ Square Feet	6460/ Square Metre	Residential Class I Type - IV	09-Dec-2024	-
13	177/1B4C	600/ Square Feet	6460/ Square Metre	Residential Class I Type - IV	13-Jun-2025	-
14	177/2A1	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
15	177/2A2	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
16	177/2B	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
17	177/2C1	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	09-May-2025	-
18	177/2C2A	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-
19	177/2C2B	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-
20	177/2C2C	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-

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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"
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Last Updated on 22/01/2026

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Survey Number: * 177

Search Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	MADUKKARAI
Guideline Village:	THIRUMALAYAMPALAYAM_NORTH	**Revenue Village:**	THIRUMALAYAMPALAYAM (N)
Revenue District:	COIMBATORE	**Revenue Taluk:**	MADUKARAI

Below Search results are as on 14-May-2026 04:54 PM

29 items found, displaying 21 to 29.
[First/Prev] 1, 2, **3** [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
21	177/2C2D	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-
22	177/2C2E	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-
23	177/2C2F	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-
24	177/2D	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
25	177/2E	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
26	177/3	600/ Square Feet	6460/ Square Metre	Residential Class I Type - IV	13-Jun-2025	-
27	177/4	600/ Square Feet	6460/ Square Metre	Residential Class I Type - IV	13-Jun-2025	-
28	177/5	600/ Square Feet	6460/ Square Metre	Residential Class I Type - IV	13-Jun-2025	-
29	177/6	600/ Square Feet	6460/ Square Metre	Residential Class I Type - IV	13-Jun-2025	-

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Last Updated on 22/01/2026

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Zone: * Coimbatore

Sub Registrar Office: * Madukkarai

Registration Village: * THIRUMALAYAMPALAYAM_North

Survey Number: * 178

Search | Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	MADUKKARAI
Guideline Village:	THIRUMALAYAMPALAYAM_NORTH	**Revenue Village:**	THIRUMALAYAMPALAYAM (N)
Revenue District:	COIMBATORE	**Revenue Taluk:**	MADUKARAI

Below Search results are as on 14-May-2026 04:55 PM

82 items found, displaying 41 to 50.
[First/Prev] 1, 2, 3, 4, **5**, 6, 7, 8 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
41	178/2B5	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-
42	178/2C	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-
43	178/2D1	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-
44	178/2D2	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-
45	178/2E	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-
46	178/2F1A1A	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-
47	178/2F1A1B	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-
48	178/2F1A1C	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-
49	178/2F1A1D	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-
50	178/2F1A1E	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	07-Mar-2026	-

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: * Coimbatore

Sub Registrar Office: * Madukkarai

Registration Village: * THIRUMALAYAMPALAYAM_North

Survey Number: * 178

Search | Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	MADUKKARAI
Guideline Village:	THIRUMALAYAMPALAYAM_NORTH	**Revenue Village:**	THIRUMALAYAMPALAYAM (N)
Revenue District:	COIMBATORE	**Revenue Taluk:**	MADUKARAI

Below Search results are as on 14-May-2026 04:57 PM

82 items found, displaying 51 to 60.
[First/Prev] 2, 3, 4, 5, **6**, 7, 8, 9 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
51	178/2F1A2	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	09-May-2025	-
52	178/2F2A1	560/ Square Feet	6030/ Square Metre	Residential Special Type - V	01-Jul-2024	-
53	178/2F2A2	560/ Square Feet	6030/ Square Metre	Residential Special Type - V	01-Jul-2024	-
54	178/2F2A3	560/ Square Feet	6030/ Square Metre	Residential Special Type - V	01-Jul-2024	-
55	178/2F2A4	560/ Square Feet	6030/ Square Metre	Residential Special Type - V	01-Jul-2024	-
56	178/2F2A5	560/ Square Feet	6030/ Square Metre	Residential Special Type - V	01-Jul-2024	-
57	178/2F2A6	560/ Square Feet	6030/ Square Metre	Residential Special Type - V	01-Jul-2024	-
58	178/2F2B	560/ Square Feet	6030/ Square Metre	Residential Special Type - V	01-Jul-2024	-
59	178/2F2C	560/ Square Feet	6030/ Square Metre	Residential Special Type - V	01-Jul-2024	-
60	178/2F2D	560/ Square Feet	6030/ Square Metre	Residential Special Type - V	01-Jul-2024	-

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Survey Number: * 178

Search | Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	MADUKKARAI
Guideline Village:	THIRUMALAYAMPALAYAM_NORTH	**Revenue Village:**	THIRUMALAYAMPALAYAM (N)
Revenue District:	COIMBATORE	**Revenue Taluk:**	MADUKARAI

Below Search results are as on 14-May-2026 04:58 PM

82 items found, displaying 61 to 70.
[First/Prev] 2, 3, 4, 5, 6, **7**, 8, 9 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
61	178/2F3	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
62	178/2G	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-
63	178/2H1	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-
64	178/2H2	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-
65	178/2I1	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
66	178/2I2	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
67	178/2I3	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
68	178/2I4	110/ Square Feet	1185/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
69	178/2J1	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-
70	178/2J2	105/ Square Feet	1135/ Square Metre	Residential Class V Type - III	01-Jul-2024	-

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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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.