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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
verified.realestate

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

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: *

Nallur_Tiruppur

Registration Village: *

VEERAPANDI

Survey Number: *

605

Search Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	NALLUR_TIRUPPUR
Guideline Village:	VEERAPANDI	**Revenue Village:**	VEERAPANDI
Revenue District:	TIRUPPUR	**Revenue Taluk:**	TIRUPPUR SOUTH

Below Search results are as on 26-Mar-2026 02:22 PM

12 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	605/10	825/ Square Feet	8885/ Square Metre	Residential Class II Type - II	26-Feb-2026	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
2	605/1A	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
3	605/1B1A	825/ Square Feet	8885/ Square Metre	Residential Class II Type - II	26-Feb-2026	-
4	605/1B2	825/ Square Feet	8885/ Square Metre	Residential Class II Type - II	25-Mar-2025	-
5	605/2B	825/ Square Feet	8885/ Square Metre	Residential Class II Type - II	25-Mar-2025	-
6	605/3B	825/ Square Feet	8885/ Square Metre	Residential Class II Type - II	25-Mar-2025	-
7	605/4	825/ Square Feet	8885/ Square Metre	Residential Class II Type - II	26-Feb-2026	-
8	605/5	825/ Square Feet	8885/ Square Metre	Residential Class II Type - II	26-Feb-2026	-
9	605/6	825/ Square Feet	8885/ Square Metre	Residential Class II Type - II	26-Feb-2026	-
10	605/7	825/ Square Feet	8885/ Square Metre	Residential Class II Type - II	26-Feb-2026	-

Go Back To Main Menu

Encumbrance Certificate

Search/View EC

Society

Chit Funds

Marriage

Birth and Death

Firm

Duty and Fees

Citizen Charter

Tell me How

User Manual

Circulars

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

Cyber Security Incident Reporting

Electronic/Digital Signature facility

Terms & Conditions

Privacy Policy

Hyper Linking Policy

Copyright Policy

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *

Coimbatore

Sub Registrar Office: *

Nallur_Tiruppur

Registration Village: *

VEERAPANDI

Survey Number: *

606

Search Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	NALLUR_TIRUPPUR
Guideline Village:	VEERAPANDI	**Revenue Village:**	VEERAPANDI
Revenue District:	TIRUPPUR	**Revenue Taluk:**	TIRUPPUR SOUTH

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70 items found, displaying 11 to 20.
[First/Prev] 1, **2**, 3, 4, 5, 6, 7 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	606/1A1A	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other	26-Feb-2026	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
				roads - I		
12	606/1B	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
13	606/1C	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
14	606/1D	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
15	606/20	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-
16	606/21	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-
17	606/22	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-
18	606/23	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-
19	606/24	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-
20	606/25	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-

Go Back To Main Menu

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

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *

Coimbatore

Sub Registrar Office: *

Nallur_Tiruppur

Registration Village: *

VEERAPANDI

Survey Number: *

606

Search Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	NALLUR_TIRUPPUR
Guideline Village:	VEERAPANDI	**Revenue Village:**	VEERAPANDI
Revenue District:	TIRUPPUR	**Revenue Taluk:**	TIRUPPUR SOUTH

Below Search results are as on 26-Mar-2026 02:24 PM

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
41	606/45	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other	26-Feb-2026	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
				roads - I		
42	606/46	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-
43	606/47	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-
44	606/48	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-
45	606/49	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-
46	606/4A2	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	03-Apr-2025	-
47	606/4B	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
48	606/4C	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
49	606/4D	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
50	606/5	3360000/ Acre	8303000/ Hectare	Dry Abdutting State highways Type or other roads - I	26-Feb-2026	-

Go Back To Main Menu

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

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *

Coimbatore

Sub Registrar Office: *

Nallur_Tiruppur

Registration Village: *

VEERAPANDI

Survey Number: *

613

Search Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	NALLUR_TIRUPPUR
Guideline Village:	VEERAPANDI	**Revenue Village:**	VEERAPANDI
Revenue District:	TIRUPPUR	**Revenue Taluk:**	TIRUPPUR SOUTH

Below Search results are as on 26-Mar-2026 02:26 PM

22 items found, displaying 1 to 10.
[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
1	613/10	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	26-Feb-2026	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
2	613/11	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	26-Feb-2026	-
3	613/12	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	26-Feb-2026	-
4	613/13	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	26-Feb-2026	-
5	613/1A1A	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	21-Feb-2025	-
6	613/1A1B	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	21-Feb-2025	-
7	613/1A1C	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	21-Feb-2025	-
8	613/1A2A	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	26-Feb-2026	-
9	613/2A1	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	21-Feb-2025	-
10	613/2A2	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	21-Feb-2025	-

Go Back To Main Menu

Search/View EC

Society

Chit Funds

Marriage

Birth and Death

Firm

Tell me How

User Manual

Circulars

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

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Privacy Policy

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *

Coimbatore

Sub Registrar Office: *

Nallur_Tiruppur

Registration Village: *

VEERAPANDI

Survey Number: *

613

Search Reset

Search Criteria :

Zone:	COIMBATORE	**Sub Registrar Office:**	NALLUR_TIRUPPUR
Guideline Village:	VEERAPANDI	**Revenue Village:**	VEERAPANDI
Revenue District:	TIRUPPUR	**Revenue Taluk:**	TIRUPPUR SOUTH

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22 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	613/2A3	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	21-Feb-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
12	613/2B2	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	07-Feb-2026	-
13	613/3A	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	21-Feb-2025	-
14	613/3B1	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	30-Jun-2025	-
15	613/3B2	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	30-Jun-2025	-
16	613/3B3	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	30-Jun-2025	-
17	613/4	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	01-Jul-2024	-
18	613/5	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	26-Feb-2026	-
19	613/6	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	26-Feb-2026	-
20	613/7	705/ Square Feet	7590/ Square Metre	Residential Class V Type - I	26-Feb-2026	-

Go Back To Main Menu

Search/View EC

Society

Chit Funds

Marriage

Birth and Death

Firm

Tell me How

User Manual

Circulars

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

Cyber Security Incident Reporting

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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

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/services

The LandLens suite
/landlens/one

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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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