

RE

REGULATORY RECORD

RERA Document

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// பதிவுத்துறை //

சார்பதிவாளர் அலுவலகம்,
ஆண்டிபட்டி.

ந.க.எண் : 31-12/2025

நாள்.18.03.2025

அய்யா / அம்மையீர்,

பொருள்: வழிகாட்டி மதிப்பு - ஆண்டிபட்டி சார்பதிவகம் -
திம்மரசநாயக்கனார் கிராமம் - சர்வே எண்:1320/3 A,
1321/3 A, 2 - வழிகாட்டி மதிப்பு கோரியது - தொடர்பாக

பார்வை: திரு.J.ராஜா என்பவரது மனு நாள்.17.03.2025

பொருள் தொடர்பாக, பார்வையில் காணும் மனுவில் கோரப்பட்ட
திம்மரசநாயக்கனார் கிராமம், சர்வே எண்:1320/3 A, 1321/3 A, 2-க்கு இவ்வலுவலக
வழிகாட்டி பதிவேட்டில் 01.07.2024 முதல் கீழ்க்கண்டவாறு மதிப்பு குறிப்பிடப்பட்டுள்ளது
என்ற விபரம் மனுதாரருக்கு தகவலாக வழங்கப்படுகிறது.

கிராமம்/தெரு	சர்வே எண்கள்	வழிகாட்டி மதிப்பு	
		ஏக்கர்/சதுரடி	ஹெக்டேர்/ச.மீட்டர்
திம்மரசநாயக்கனார்	1320/3 A, 1321/3 A, 2	ரூ.200000/-	ரூ.494500/-


சார்பதிவாளர்
ஆண்டிபட்டி

பெறுநர்:

திரு.J.ராஜா,
த/பெ.ஜெயபால்,
அல்லிநகரம்,
தேனி,
தேனி மாவட்டம்.



பதிவுத்துறை
REGISTRATION DEPARTMENT

மதுரை மாவட்டம் - அனைத்து பதிவுகள்
TAMIL NADU



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9498452110 /

9498452120 /

9498452130

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1800 102 5174

(Monday to Friday 8 AM to
8 PM, Saturday 10 AM to 5
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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:*

Madurai

Sub Registrar Office:*

Andipatti

Registration Village:*

TIMMARASANAICKANOOR BIT -

Survey Number:*

1320

Search

Reset

Search Criteria :

Zone:	MADURAI	Sub Registrar Office:	ANDIPATTI
Guideline Village:	TIMMARASANAICKANOOR BIT - 2	Revenue Village:	THIMMARASANAICKANUR BIT-2
Revenue District:	THENI	Revenue Taluka:	AUNDIPATTI

Below Search results are as on 14-Mar-2025 02:00 PM

7 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	<u>1320/1</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul- 2024	-
2	<u>1320/1A</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	30-Dec- 2024	-
3	<u>1320/1B</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	30-Dec- 2024	-
4	<u>1320/2</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul- 2024	-
5	<u>1320/3</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul- 2024	-
6	<u>1320/3A</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	30-Dec- 2024	-
7	<u>1320/3B</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	30-Dec- 2024	-

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Address:

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

Telephone: 044-24640160

E-mail: [helpdesk\[at\]tnreginet\[dot\]net](mailto: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"

Phone Nos:(044) 22310989/22321090/22321085/22342142; FAX: 044-22321005.

"For Election Related Information : www.elections.tn.gov.in"

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Last Updated on 29/09/2023



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☐ Category Wise ☒ Survey Number
Wise

Zone:*

Madurai

Sub Registrar Office:*

Andipatti

Registration Village:*

TIMMARASANAICKANOOR BIT -

Survey Number:*

1321

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Reset



Search Criteria :

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Guideline Village:	TIMMARASANAICKANOOR BIT - 2	Revenue Village:	THIMMARASANAICKANUR BIT-2
Revenue District:	THENI	Revenue Taluka:	AUNDIPATTI

Below Search results are as on 14-Mar-2025 04:47 PM

9 items found, displaying all items.

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Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
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2	<u>1321/2A</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul- 2024	-
3	<u>1321/2B1</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul- 2024	-
4	<u>1321/2B2</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul- 2024	-
5	<u>1321/2C1</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul- 2024	-
6	<u>1321/2C2</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul- 2024	-
7	<u>1321/3</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul- 2024	-
8	<u>1321/3A</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	30-Dec- 2024	-
9	<u>1321/3B</u>	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	30-Dec- 2024	-

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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](#)



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

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

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

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



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.

