Verified RealEstate™

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

Zone:*

Thirunelveli

Sub Registrar Office:*

Vadaseri

Registration Village:*

THIRUPATHISARAM

Survey Number:*

196

Search | Reset

Search Criteria :

Zone:	THIRUNELVELI	**Sub Registrar Office:**	VADASERI
Guideline Village:	THIRUPATHISARAM	**Revenue Village:**	THIRUPPATHISARAM
Revenue District:	KANNIYAKUMARI	**Revenue Taluka:**	THOVALAI

Below Search results are as on 23-May-2025 04:48 PM

73 items found, displaying 11 to 20.
[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
11	196/12A	1100000/ Acre	2718500/ Hectare	Wet Channel Irrigation Double Crop Type - III	01-Jul-2024	-
12	196/12B1	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
13	196/12B2	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
14	196/12B3	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
15	196/13A	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
16	196/13B	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
17	196/13C	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
18	196/13D	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
19	196/13E	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
20	196/13F	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-

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Guideline Village:	THIRUPATHISARAM	**Revenue Village:**	THIRUPPATHISARAM
Revenue District:	KANNIYAKUMARI	**Revenue Taluka:**	THOVALAI

Below Search results are as on 23-May-2025 04:49 PM

73 items found, displaying 1 to 10.
[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
1	196/1	0	0	Govt. Others	01-Jul-2024	-
2	196/10	0	0	Govt. Others	01-Jul-2024	-
3	196/11A1A1A	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	19-Feb-2025	-
4	196/11A1B	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
5	196/11A1B	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
6	196/11A1C	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
7	196/11A1C	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
8	196/11A2	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
9	196/11B	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
10	196/11C	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

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Search | Reset

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Zone:	THIRUNELVELI	**Sub Registrar Office:**	VADASERI
Guideline Village:	THIRUPATHISARAM	**Revenue Village:**	THIRUPPATHISARAM
Revenue District:	KANNIYAKUMARI	**Revenue Taluka:**	THOVALAI

Below Search results are as on 23-May-2025 04:50 PM

73 items found, displaying 31 to 40.
[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
31	196/16H	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
32	196/16J	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
33	196/16K	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
34	196/16L	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
35	196/16M	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
36	196/16N	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
37	196/16P1	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
38	196/16P2	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
39	196/17A	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
40	196/17B1	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

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Search Reset

Search Criteria :

Zone:	THIRUNELVELI	**Sub Registrar Office:**	VADASERI
Guideline Village:	THIRUPATHISARAM	**Revenue Village:**	THIRUPPATHISARAM
Revenue District:	KANNIYAKUMARI	**Revenue Taluka:**	THOVALAI

Below Search results are as on 23-May-2025 04:50 PM

73 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	196/17B2	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
42	196/17B3	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
43	196/17B4	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
44	196/17B5	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
45	196/19	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	19-Feb-2025	-
46	196/20	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	19-Feb-2025	-
47	196/2A	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
48	196/2B	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
49	196/2C	350/ Square Feet	3770/ Square Metre	Residential Special Type - I	01-Jul-2024	-
50	196/3A1B	165/ Square Feet	1780/ Square Metre	Residential Class I Type - I	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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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.