Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Project Cost

Survey No: 127 / 1B1C, Vasantham Nagar, Kootaloor Panchayat / Village, Kallal Panchayath Union, Karaikudi Taluk **, Sivagangai** District**, Tamilnadu** State.

(i) GuideLine:

95,799.60 Sq.Ft / 8900.00Sq.Mt * Rs. 52.00 /- Sq.Ft = 49,81,579.20 /-

(ii)Market Value Of Land:

95,799.60 Sq.Ft / 8900.00Sq.Mt / 2.20 Acre .

220.00Cents @ Rate Rs. 30,000/- Cent = 66,00,000 /-

(iii) Value of Improvements:

Site Cleaning,Layout Work,Approval Process

Road Formation etc., = Rs. 12,00,000 /-

Total Cost = Rs. 78,00,000.00 /-

(Seventy Eight Lakhs Rupees Only)

S. Syed Aydul Kah

பதிவுத்துறை

அனுப்புநர்
செ.விக்னேஷ்பாண்டியன்.,
2 எண் இணை சார்பதிவாளர்,
காரைக்குடி.

பெறுநர்
திரு.சையது அப்துல் காதர் த/பெ.சையது இசாக்,
அன்சாரி தெரு, காட்டுத்தலைவாசல்,
காரைக்குடி

ந.க.எண் 12-13/2026 நாள் 06.02.2026

பொருள் : வழிகாட்டி மதிப்பு – கூத்தலூர் கிராமம் புல எண் 127/1B – தற்போதைய வழிகாட்டிமதிப்பு விவரம் தெரிவிப்பது – தொடர்பாக

பார்வை : திரு.சையது அப்துல் காதர் த/பெ.சையது இசாக் என்பவரின் மனு நாள் –

*_*_*_*_*_*

பார்வையில் கண்டுள்ள கடிதத்தில் கோரிய கூத்தலூர் கிராமம் புல எண் 127/1B க்கு தற்போதைய இணையதள வழிகாட்டிமதிப்பு சதுரடி ஒன்றுக்கு 52/- எனவும் சதுரமீட்டர் ஒன்றுக்கு ரூ.560/- எனவும் உள்ளது என்ற விவரம் மனுதாரருக்குத் தெரிவிக்கப்படுகிறது.

2 எண் இணை சார்பதிவாளர்,
காரைக்குடி.

2 எண் இணை சார்பதிவாளர்
காரைக்குடி

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Guideline Search

Search Criteria :

Zone:	**RAMANATHAPURAM**	Sub Registrar Office:	**KARAIKUDI JOINT II**
Guideline Village:	**KOOTHALUR**	Revenue Village:	**KOOTHALUR**
Revenue District:	**SIVAGANGAI**	Revenue Taluk:	**KARAIKUDI**
Street/Survey Number:	**127**		

9 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	127/1A1	200002/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
2	127/1A2	200002/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
3	127/1B	52/ Square Feet	560/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
4	127/1C1	200002/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
5	127/1C2	200002/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
6	127/2	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
7	127/3A	51/ Square Feet	550/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
8	127/3B	51/ Square Feet	550/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
9	127/4B	53/ Square Feet	575/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

Back

Birth and Death

Firm

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security 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.

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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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