Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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DIGITALLY VERIFIED RECORD

பதிவுத்துறை
REGISTRATION DEPARTMENT

For Complaints and Clarifications, please contact:
**9498452110 / 9498452120 / 9498452130**
(Monday to Friday 10 AM to 5.45 PM, excluding Government holidays)

For queries related to software, please contact:
**1800 102 5174**
(Monday to Friday 8 AM to 8 PM, Saturday 10 AM to 5 PM excluding Government holidays)

**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:*** Vellakovil

**Registration Village:*** SENAPATHYPALAYAM

**Survey Number:*** 1157

Search Reset

**Search Criteria :**

| | | | |
|---|---|---|---|
| **Zone:** | COIMBATORE | **Sub Registrar Office:** | VELLAKOVIL |
| **Guideline Village:** | SENAPATHYPALAYAM | **Revenue Village:** | SENAPATHIPALAYAM |
| **Revenue District:** | TIRUPPUR | **Revenue Taluka:** | KANGAYAM |

**Below Search results are as on 07-Apr-2025 08:46 AM**

32 items found, displaying 21 to 30.
[First/Prev] 1, 2, **3**, 4 [Next/Last]

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 21 | 1157/A3 | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 22 | 1157/A30A | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 07-Nov-2024 | - |
| 23 | 1157/A30B | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 07-Nov-2024 | - |
| 24 | 1157/A4 | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 25 | 1157/A5 | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 26 | 1157/A6 | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 27 | 1157/A7 | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 28 | 1157/A8 | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 29 | 1157/A9 | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 30 | 1157/B1 | 53/ Square Feet | 575/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |

Go Back To Main Menu

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

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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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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.