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,
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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:* Madurai

Sub Registrar Office:* Theni

Registration Village:* KODUVILARPATTI

Survey Number:* 434

Search Reset

Search Criteria :

Zone:	MADURAI	Sub Registrar Office:	THENI
Guideline Village:	KODUVILARPATTI	Revenue Village:	KODUVILARPATTI
Revenue District:	THENI	Revenue Taluka:	THENI

Below Search results are as on 18-Feb-2025 01:13 PM

72 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	434/2A1B	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
12	434/2A2	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
13	434/2A3	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
14	434/2A4	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
15	434/2A5	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
16	434/2A6	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
17	434/2A7	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
18	434/2A8B	314/ Square Feet	3380/ Square Metre	Residential Class I Type - III	02-Jul-2024	-
19	434/3	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
20	434/4A1	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-

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Online Services

Search Criteria :

Zone:	MADURAI	Sub Registrar Office:	THENI
Guideline Village:	KODUVILARPATTI	Revenue Village:	KODUVILARPATTI
Revenue District:	THENI	Revenue Taluka:	THENI

Below Search results are as on 18-Feb-2025 01:26 PM

72 items found, displaying 21 to 30.
[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
21	434/4A2	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
22	434/4A3	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
23	434/4A4B	314/ Square Feet	3380/ Square Metre	Residential Class I Type - III	02-Jul-2024	-
24	434/4B1	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
25	434/4B2	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
26	434/5A1	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
27	434/5A10	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
28	434/5A11	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
29	434/5A12	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
30	434/5A13	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-

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Online Services

Search Criteria :

Zone:	MADURAI	Sub Registrar Office:	THENI
Guideline Village:	KODUVILARPATTI	Revenue Village:	KODUVILARPATTI
Revenue District:	THENI	Revenue Taluka:	THENI

Below Search results are as on 18-Feb-2025 01:35 PM

72 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	434/5A6	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
42	434/5A7	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
43	434/5A8	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
44	434/5A9	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
45	434/5B1	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
46	434/5B2	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
47	434/6A1	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
48	434/6A10	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
49	434/6A11	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
50	434/6A12	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-

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Online Services

Search Criteria :

Zone:	MADURAI	Sub Registrar Office:	THENI
Guideline Village:	KODUVILARPATTI	Revenue Village:	KODUVILARPATTI
Revenue District:	THENI	Revenue Taluka:	THENI

Below Search results are as on 18-Feb-2025 01:45 PM

72 items found, displaying 61 to 70.
[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
61	434/6A9	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
62	434/6B1	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
63	434/6B2	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
64	434/7A1	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
65	434/7A2	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
66	434/7B	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
67	434/7C	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
68	434/8	400000/ Acre	988500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
69	434/9A	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
70	434/9A1	210/ Square Feet	2265/ Square Metre	Residential Class II Type - I	25-Oct-2024	-

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Online Services

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.