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RE REGULATORY RECORD

RERA Document

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

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Search Criteria :

Zone:	COIMBATORE	Sub Registrar Office:	AVINASI
Guideline Village:	PONGUPALAYAM	Revenue Village:	PONGUPALAYAM
Revenue District:	TIRUPPUR	Revenue Taluk:	TIRUPPUR NORTH
Street/Survey Number:	177		

5 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	177/0	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
2	177/1	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	25-Jul-2024	-
3	177/3	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	25-Jul-2024	-
4	177/4	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	25-Jul-2024	-
5	177/5	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	25-Jul-2024	-

Back

Tell me How
User Manual

Circulars
Latha Font
Typewriter Interface Manual
Rupee Symbol
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TamilNadu Blockchain Policy
Cyber Security Policy

Cyber Security Incident Reporting
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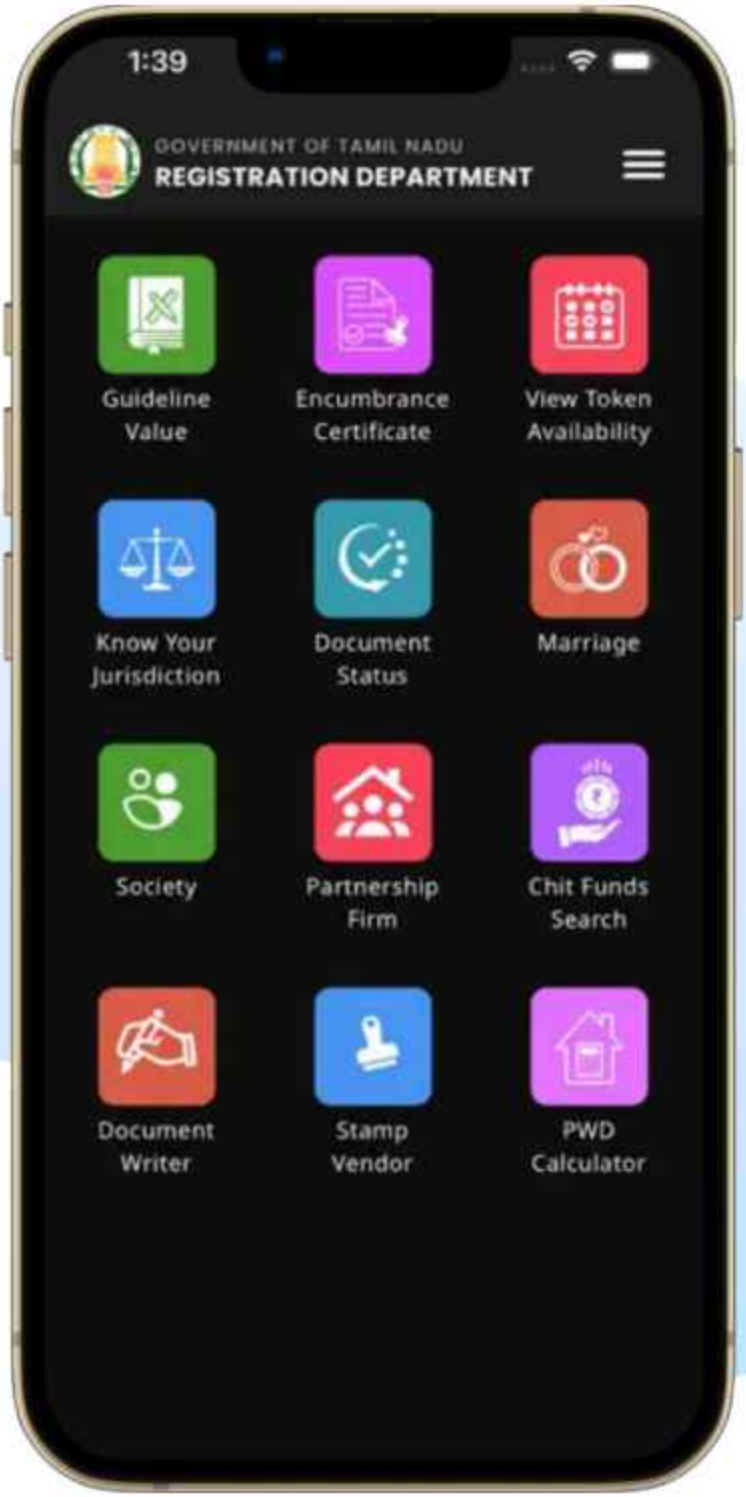
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Guideline Village:	PONGUPALAYAM	Revenue Village:	PONGUPALAYAM
Revenue District:	TIRUPPUR	Revenue Taluk:	TIRUPPUR NORTH
Street/Survey Number:	178		

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	178/1A1	1200000/ Acre	2965500/ Hectare	Dry Garden Land Type -II	01-Jul-2024	-
2	178/1A2	1200000/ Acre	2965500/ Hectare	Dry Garden Land Type -II	01-Jul-2024	-
3	178/1A3	1200000/ Acre	2965500/ Hectare	Dry Garden Land Type -II	01-Jul-2024	-
4	178/1A4	1200000/ Acre	2965500/ Hectare	Dry Garden Land Type -II	01-Jul-2024	-
5	178/1A5	1200000/ Acre	2965500/ Hectare	Dry Garden Land Type -II	01-Jul-2024	-
6	178/1A6	1200000/ Acre	2965500/ Hectare	Dry Garden Land Type -II	01-Jul-2024	-
7	178/1B	1200000/ Acre	2965500/ Hectare	Dry Garden Land Type -II	01-Jul-2024	-
8	178/2A	1200000/ Acre	2965500/ Hectare	Dry Garden Land Type -II	29-Jan-2025	-
9	178/2B	1200000/ Acre	2965500/ Hectare	Dry Garden Land Type -II	29-Jan-2025	-

Back

Chit Funds

Marriage

Birth and Death

Firm

Reference

Citizen Charter

Tell me How

User Manual

Download

Utility Forms

Circulars

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

External Links

National Portal

Cyber Security Incident Reporting

Electronic/Digital Signature facility

Legal Information

Terms & Conditions

Privacy Policy

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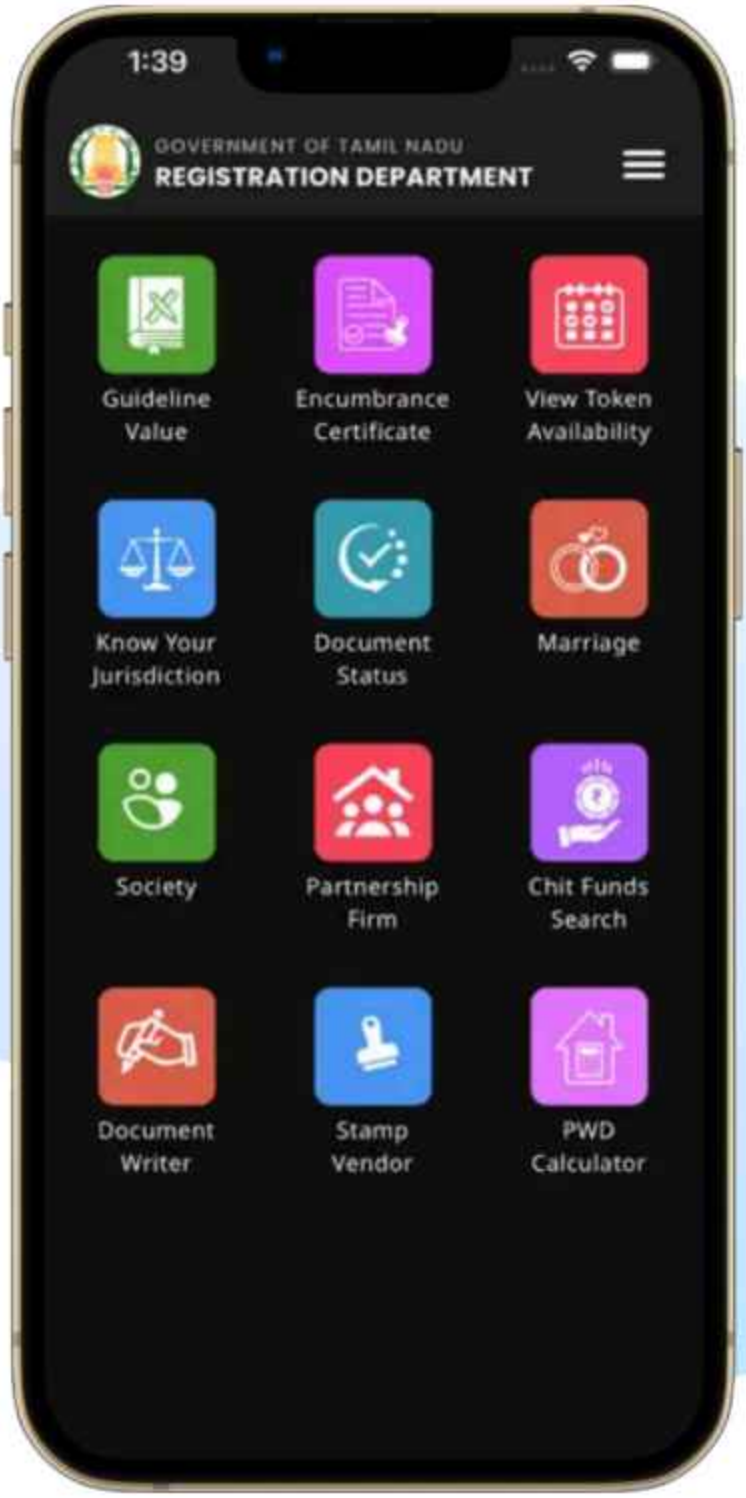
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24 items found, displaying 1 to 10.
[First/Prev] **1**, 2, 3 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	179/1A1A	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
2	179/1A1B	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
3	179/1A2	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
4	179/1A3	107/ Square Feet	1155/ Square Metre	Residential Class II Type - III	01-Jul-2024	-
5	179/1B	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
6	179/2	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
7	179/3A1	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
8	179/3A2	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
9	179/3B	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
10	179/3C1	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	29-Jan-2025	-

Back

Search/View EC

Society

Chit Funds

Marriage

Birth and Death

Firm

Reference

Citizen Charter

Tell me How

User Manual

Download

Utility Forms

Circulars

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

External Links

National Portal

Cyber Security Incident Reporting

Electronic/Digital Signature facility

Legal Information

Terms & Conditions

Privacy Policy

Hyper Linking Policy

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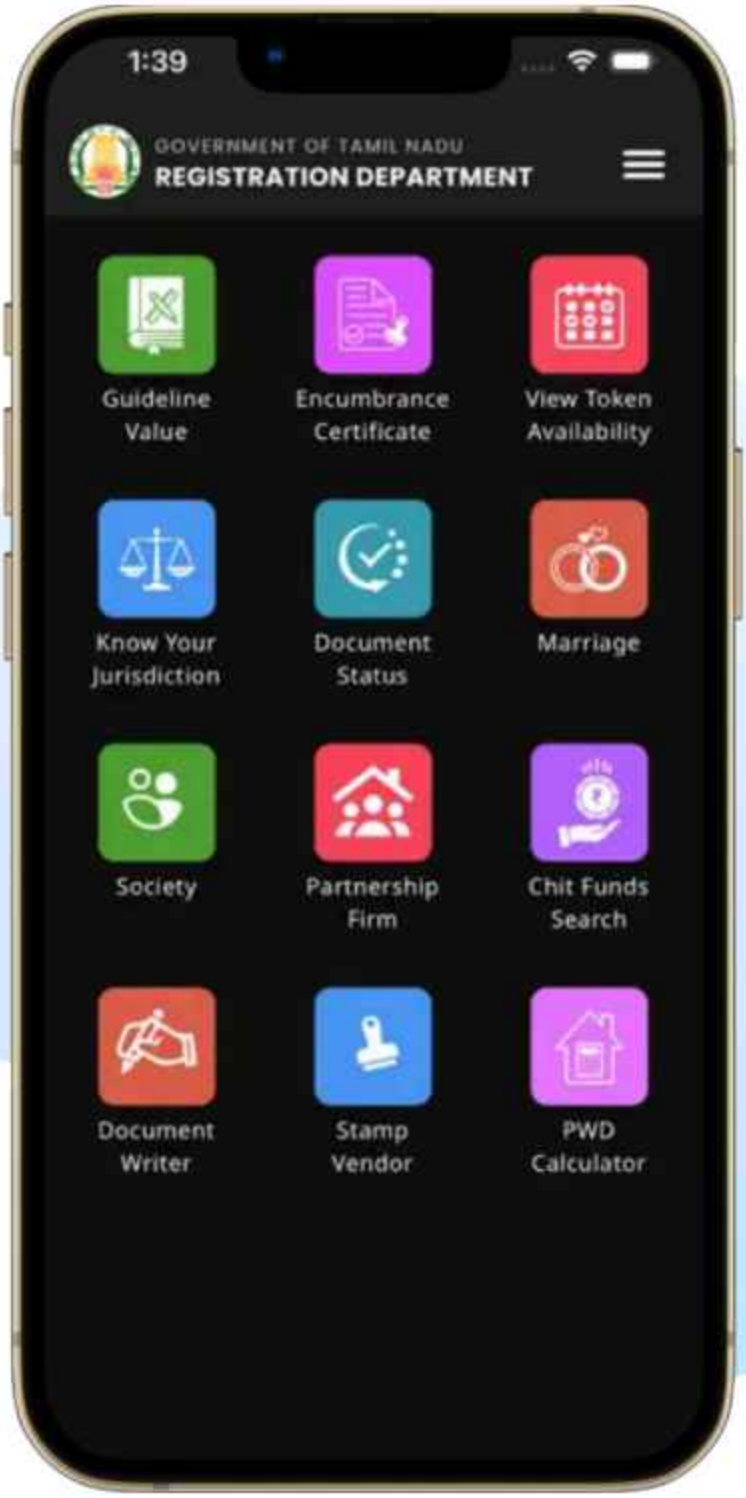
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Revenue District:	TIRUPPUR	Revenue Taluk:	TIRUPPUR NORTH
Street/Survey Number:	185		

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	185/1A	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
2	185/1B	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
3	185/1C	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
4	185/1D	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
5	185/2A	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
6	185/2B	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
7	185/2C	1100000/ Acre	2718500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

Back

Firm

Reference

Citizen Charter

Tell me How

User Manual

Download

Utility Forms

Circulars

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

External Links

National Portal

Cyber Security Incident Reporting

Electronic/Digital Signature facility

Legal Information

Terms & Conditions

Privacy Policy

Hyper Linking Policy

Copyright Policy

Quick Contact

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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
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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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