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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DIGITALLY VERIFIED RECORD

தமிழ்

GOVERNMENT OF TAMIL NADU

REGISTRATION DEPARTMENT

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The information provided Online is updated and no physical visit is required for the Services provided Online.

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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

Search Criteria :

Zone:	Coimbatore	**Sub Registrar Office:**	Periyanayakkan Palayam
Guideline Village:	KONDAYAMPALAYAM	**Revenue Village:**	KONDAYAMPALAYAM.
Revenue District:	COIMBATORE	**Revenue Taluk:**	ANNUR

Below Search results are as on 09-Mar-2026 05:00 PM

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0 List all Street

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

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	SAIRAM AVENUE	415/ Square Feet	4470/ Square Metre	Residential Class III Type - II	01-Jul-2024	-
2	SRI KANAGATHARA GARDENS	500/ Square Feet	5385/ Square Metre	Residential Class III Type - III	29-Jul-2024	-
3	SRI RANGA NAGAR	225/ Square Feet	2425/ Square Metre	Residential Class I Type - V	01-Jul-2024	-
4	SRI SENTHUR GARDEN	390/ Square Feet	4200/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
5	SRI SENTHUR GARDEN PHASE - II	390/ Square Feet	4200/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
6	SRI SENTHUR KUMARAN NAGAR	560/ Square Feet	6030/ Square Metre	Mixed Type - I	01-Jul-2024	-
7	SRI VAARI GARDEN	340/ Square Feet	3660/ Square Metre	Residential Special Type - I	01-Jul-2024	-
8	SRI VAGAI CITY PHASE - II	800/ Square Feet	8615/ Square Metre	Residential Class I Type - IV	05-May-2025	-
9	S.V. PANCHAMUKI GARDENS PHASE - I	280/ Square Feet	3015/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
10	S.V. PANCHAMUKI GARDENS PHASE - II	280/ Square Feet	3015/ Square Metre	Residential Class I Type - II	01-Jul-2024	-

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Citizen Charter

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Cyber Security Policy

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Cyber Security Incident Reporting

Electronic/Digital Signature facility

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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.

Best Viewed in Internet Explorer 10.0 and above at resolution 1366 x 768

Last Updated on 22/01/2026

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//பதிவுத்துறை//

அனுப்புநர்
திரு.பா.சங்கரமூர்த்தி,
சார்பதிவாளர்,
சார்பதிவாளர் அலுவலகம்,
பெரியநாக்கன்பாளையம்.
கோவை வடக்கு பதிவு மாவட்டம்,
கோயம்புத்தூர் 641 020.

பெறுநர்
திரு.சுந்தரராஜன்,
த/பெ. தண்டபாணி,
எண்.8/144, சபரி கார்டன்,
புள்ளாக்கவுண்டன் புதூர்,
தேவராயபுரம், கோவை – 641 109.

ந.க.எண்.760/2025 நாள்.22.12.2025

ஐயா,

பொருள் : வழிகாட்டி மதிப்பு – கோவை வடக்கு பதிவு மாவட்டம் – பெரியநாயக்கன்பாளைம் சார்பதிவாளர் அலுவலகம் – கொண்டையம்பாளையம் கிராமம் பழைய க.ச.284/1A1, 284/1A2 தற்கால சப்டிவிசன் க.ச.284/1A1A1, 284/1A2 நெ காலைகளுக்கு மற்றும் 2025ஆம் ஆண்டு வழிகாட்டி மதிப்பு கோரியது – தொடர்பாக.

பார்வை : திரு.சுந்தரராஜன், கோயம்புத்தூர் என்பவரது மனு நாள்.18.12.2025.

=====+=====

பார்வையில் காணும் தங்களின் கடிதத்தில் கோரியபடி இவ்வலுவலக எல்லைக்குட்பட்ட கொண்டையம்பாளையம் கிராமம் க.ச.284/1A1 தற்கால சப்டிவிசன் க.ச.284/1A1A1 மற்றும் க.ச.284/1A2 நெ.காலையில் குகா பேன்டசி என்ற மனைப்பிரிவிற்கு சதுரடி 1க்கு ரூ.390/– சதுரடி மீட்டர் 1க்கு ரூ.4,200/– குடியிருப்புப்பகுதி தரம் – I வகை – I என்ற வகைப்பாட்டில் 01–Jul–2024 முதல் வழிகாட்டி பதிவேட்டில் மதிப்பு உள்ளது என தெரிவித்துக்கொள்கிறேன்.

22/12/25

சார்பதிவாளர்,
பெரியநாயக்கன்பாளையம்.

சார்பதிவாளர்
பெரியநாயக்கன்பாளையம்

22/12/25

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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.