

RE

REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative 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)

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## Guideline Search

### Search Criteria :

**Zone:** TRICHY **Sub Registrar Office:** KANTHARVAKOTTAI  
**Guideline Village:** PUDUNAGAR **Revenue Village:** PUDUNAGAR  
**Revenue District:** PUDUKKOTTAI **Revenue Taluka:** GANDARVAKOTTAI  
**Street/Survey Number:** 311

21 items found, displaying 11 to 20.

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| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification            | Effective Start Date | G.O.Download |
|--------|------------------------|-------------------------------------|------------------------------------|--------------------------------|----------------------|--------------|
| 11     | 311/2                  | 0                                   | 0                                  | Govt. Others                   | 01-Jul-2024          | -            |
| 12     | 311/3A                 | 100/<br>Square Feet                 | 1080/<br>Square Metre              | Residential Special Type - II  | 01-Jul-2024          | -            |
| 13     | 311/3B                 | 100/<br>Square Feet                 | 1080/<br>Square Metre              | Residential Special Type - II  | 01-Jul-2024          | -            |
| 14     | 311/3C                 | 100/<br>Square Feet                 | 1080/<br>Square Metre              | Residential Special Type - II  | 01-Jul-2024          | -            |
| 15     | 311/4                  | 200000/<br>Acre                     | 494500/<br>Hectare                 | Dry Maanavari Lands Type - III | 01-Jul-2024          | -            |
| 16     | 311/5                  | 200000/<br>Acre                     | 494500/<br>Hectare                 | Dry Maanavari Lands Type - III | 01-Jul-2024          | -            |
| 17     | 311/6A                 | 200000/<br>Acre                     | 494500/<br>Hectare                 | Dry Maanavari Lands Type - III | 01-Jul-2024          | -            |
| 18     | 311/6B                 | 200000/<br>Acre                     | 494500/<br>Hectare                 | Dry Maanavari Lands Type - III | 01-Jul-2024          | -            |
| 19     | 311/7                  | 200000/<br>Acre                     | 494500/<br>Hectare                 | Dry Maanavari Lands Type - III | 01-Jul-2024          | -            |

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification            | Effective Start Date | G.O.Download |
|--------|------------------------|-------------------------------------|------------------------------------|--------------------------------|----------------------|--------------|
| 20     | 311/8                  | 200000/ Acre                        | 494500/ Hectare                    | Dry Maanavari Lands Type - III | 01-Jul-2024          | -            |

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## Quick Contact

### Address:

No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India

**Telephone:** 044-24640160

**E-mail:** 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](http://www.dvac.tn.gov.in)"

Phone Nos:(044) 22310989/22321090/22321085/22342142; FAX: 044-22321005.

"For Election Related Information : [www.elections.tn.gov.in](http://www.elections.tn.gov.in)"

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# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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