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,
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TOTAL PROJECT COST

1) Mr. S. Hari Krishnan (Owner), 2) Mr. C. Selvam (Owner), 3) Mr. S. Stalin (Owner 4) Mrs. S. Jeeva (Owner), 5) Mr. G. Dhandapani (Owner), 6) Mr. C. Nandakumar (Owner), "SIVA SAKTHI NAGAR " Approval No: L.P/D.T.C.P.(VLR) No. 80/2025, Vellore District – Gudiyatham Taluk – Gudiyatham Panchayat – Veppur Village, Survey No. 188/2, 3, 4A, 4B, 4C, 5A1, 5A2, 5B1, & 188/5B2, Extent of – 17800. 00 Sq.m (or) 4.39 Acre, "SIVA SAKTHI NAGAR", [Total Plot No: 108 -(1-108),

S.No	*Date*	*Description*	*Document No.*	*Amount (Rs) /-*
1	*29.01.2025*	***Partion deed*** *executed by infavour of 1) Mr. S. Hari Krishnan (Owner), 2) Mr. C. Selvam (Owner), 3) Mr. S. Stalin (Owner 4) Mrs. S. Jeeva (Owner), 5) Mr. G. Dhandapani (Owner), 6) Mr. C. Nandakumar (Owner),*	***363/2025***	*27,00,000*
2	*29.01.2025*	*Partion deed executed by infavour of 1) Mr. S. Hari Krishnan (Owner), 2) Mr. C. Selvam (Owner), 3) Mr. S. Stalin (Owner 4) Mrs. S. Jeeva (Owner), 5) Mr. G. Dhandapani (Owner), 6) Mr. C. Nandakumar (Owner),*	***363/2025***	*1,500*
3	*10.11.2025*	*Registration Fees and stamp duty of Settlement deed for surrendering the Land infavour of* ***Gudiyatham Panchayat – Veppur Village, & Tangedco***	***5322/2025***	*10,000*

4	*08.09.2025*	*DTCP Application Fees infavour of* ***Scrutiny Charges Infavour Joint Director of Town Planning Authority***	*-*	*26,700*
5	*17.11.2025*	*DTCP-* ***Centage Charges***	*-*	*34,800*
6	*17.11.2025*	***Development Charges***	*-*	*35,600*
7		***Tar-Road Forming Charges***	*-*	*21,50,000*
8	*17.11.2025*	***DTCP Display Board Charge/E.B/P.P***	*-*	*10,000*
9	*17.11.2025*	***Sub-Division Charges***	*-*	*46,400*
10	*18.11.2025*	***Armed Force Flag Day Fund***	*-*	*20,000*
11		*Miscellaneous Charges For Approved Lay-outs Demand Fee infavour of* ***Gudiyatham Panchayat – Veppur Village,***	*-*	*1,08,000*
12		*Engineer Fees for* ***Forming the Layout***	*-*	*3,50,000*
13		*Lay-out forming* ***charges and other expenses***	*-*	*2,50,000*
14		*Project Registration Charges infavour of* ***TNREREA***	*-*	*89,000.00*
TOTAL PROJECT COST				***Rs. 58,32,000/-***

Zone:	VELLORE	**Sub Registrar Office:**	PALLIKONDA
Guideline Village:	VEPUR	**Revenue Village:**	VEPPUR
Revenue District:	VELLORE	**Revenue Taluk:**	GUDIYATHAM

Below Search results are as on 17-Feb-2026 02:01 PM

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	188/1B	150/ Square Feet	1615/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
2	188/1C	150/ Square Feet	1615/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
3	188/1D	150/ Square Feet	1615/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
4	188/1E	150/ Square Feet	1615/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
5	188/2	300000/ Acre	741500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
6	188/3	300000/ Acre	741500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
7	188/4A	300000/ Acre	741500/ Hectare	Dry Well Irrigaiton Type - III	12-Mar-2025	-
8	188/4B	300000/ Acre	741500/ Hectare	Dry Well Irrigaiton Type - III	12-Mar-2025	-
9	188/4C	300000/ Acre	741500/ Hectare	Dry Well Irrigaiton Type - III	12-Mar-2025	-
10	188/5A1	300000/ Acre	741500/ Hectare	Dry Well Irrigaiton Type - III	12-Mar-2025	-

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Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	PALLIKONDA
Guideline Village:	VEPUR	**Revenue Village:**	VEPPUR
Revenue District:	VELLORE	**Revenue Taluk:**	GUDIYATHAM

Below Search results are as on 17-Feb-2026 02:02 PM

14 items found, displaying 11 to 14.
[First/Prev] 1, 2 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	188/5A2	300000/ Acre	741500/ Hectare	Dry Well Irrigaiton Type - III	12-Mar-2025	-
12	188/5B1	420000/ Acre	1038000/ Hectare	Wet Special Type - I	12-Mar-2025	-
13	188/5B2	420000/ Acre	1038000/ Hectare	Wet Special Type - I	12-Mar-2025	-
14	188/6	100/ Square Feet	1080/ Square Metre	Residential Class II Type - I	01-Jul-2024	-

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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.