Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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verified.realestate

Complaints and Clarifications:
9498452110 / 9498452120 / 9498452130
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Guideline Search

Search Criteria :

Zone:	**CHENGALPATTU**	Sub Registrar Office:	**THIRUKAZHUKUNDRAM**
Guideline Village:	**MANGALAM**	Revenue Village:	**MANGALAM B**
Revenue District:	**CHENGALPATTU**	Revenue Taluk:	**TIRUKALUKUNDRAM**
Street/Survey Number:	**168**		

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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	168/2D1	3000200/ Acre	7413500/ Hectare	Dry Maanavari Lands Type - III	23-Feb-2026	-
12	168/2D1	3000200/ Acre	7413500/ 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
13	168/2D2B	3000200/ Acre	7413500/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
14	168/2E	3000200/ Acre	7413500/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
15	168/2F1A1	575/ Square Feet	6190/ Square Metre	Residential Special Type - II	21-Apr-2025	-
16	168/2G1A	575/ Square Feet	6190/ Square Metre	Residential Special Type - II	18-Aug-2025	-
17	168/2G1A1	575/ Square Feet	6190/ Square Metre	Residential Special Type - II	31-Mar-2026	-
18	168/2G1A2	575/ Square Feet	6190/ Square Metre	Residential Special Type - II	26-Sep-2024	-
19	168/2H1A1A	575/ Square Feet	6190/ Square Metre	Residential Special Type - II	26-Aug-2025	-
20	168/2H1A1A1	575/ Square Feet	6190/ Square Metre	Residential Special Type - II	31-Mar-2026	-

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Guideline Search

Search Criteria :

Zone:	**CHENGALPATTU**	Sub Registrar Office:	**THIRUKAZHUKUNDRAM**
Guideline Village:	**EACHANKARANAI**	Revenue Village:	**ECHANKARANAI**
Revenue District:	**CHENGALPATTU**	Revenue Taluk:	**TIRUKALUKUNDRAM**
Street/Survey Number:	**171**		

57 items found, displaying 1 to 10.
[First/Prev] **1**, 2, 3, 4, 5, 6 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	171/1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
2	171/1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
3	171/1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
4	171/10	3000000/ Acre	7413000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
5	171/10	3000000/ Acre	7413000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
6	171/11	126/ Square Feet	1360/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
7	171/11	126/ Square Feet	1360/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
8	171/12	3000000/ Acre	7413000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
9	171/12	3000000/ Acre	7413000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
10	171/13B	152/ Square Feet	1640/ Square Metre	Residential Class II Type - I	01-Jul-2024	-

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Guideline Village:	**EACHANKARANAI**	Revenue Village:	**ECHANKARANAI**
Revenue District:	**CHENGALPATTU**	Revenue Taluk:	**TIRUKALUKUNDRAM**
Street/Survey Number:	**171**		

57 items found, displaying 31 to 40.
[First/Prev] 1, 2, 3, **4**, 5, 6 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
31	171/20A	3000000/ Acre	7413000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
32	171/20B	1200100/ Acre	2965500/ Hectare	Dry Special Type - I	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
33	171/20B	1200100/ Acre	2965500/ Hectare	Dry Special Type - I	01-Jul-2024	-
34	171/2A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
35	171/2A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
36	171/2A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
37	171/2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
38	171/2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
39	171/2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	23-Feb-2026	-
40	171/2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-

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Street/Survey Number:	**171**		

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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
41	171/3A	500700/ Acre	1237500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
42	171/3A	500700/ Acre	1237500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
43	171/3B	500700/ Acre	1237500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
44	171/3B	500700/ Acre	1237500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
45	171/4	0	0	Govt. Others	01-Jul-2024	-
46	171/4	0	0	Govt. Others	01-Jul-2024	-
47	171/5	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
48	171/5	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
49	171/5	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
50	171/6	3000000/ Acre	7413000/ Hectare	Dry Abdutting State highways Type or other roads - III	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

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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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