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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

For Complaints and Clarifications, please contact:
9498452110 / 9498452120 / 9498452130
(Monday to Friday 10 AM to 5.45 PM, excluding Government holidays)

For queries related to software, please contact:
1800 102 5174
(Monday to Friday 8 AM to 8 PM, Saturday 10 AM to 5 PM excluding Government holidays)

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

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

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:*

Salem

Sub Registrar Office:*

Vazhapadi

Registration Village:* SENDRAYAN PALAYAM

Survey Number:* 33

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	VAZHAPADI
Guideline Village:	SENDRAYAN PALAYAM	**Revenue Village:**	SENRAYAMPALAYAM
Revenue District:	SALEM	**Revenue Taluka:**	VALAPADY

Below Search results are as on 13-Aug-2025 06:20 PM

12 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	33/1A1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
2	33/1A2	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
3	33/1B1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands 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
4	33/1B2A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
5	33/1B2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
6	33/1B3	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
7	33/2A1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
8	33/2A2	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
9	33/2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
10	33/3A1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

Go Back To Main Menu

Quick Contact

Address:
No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India
Telephone: 044-24640160
E-mail: helpdesk[at]tnreginet[dot]net



Policy

Cyber Security

Policy

"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"

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

"For Election Related Information : www.elections.tn.gov.in"

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:*

Salem

Sub Registrar Office:*

Vazhapadi

Registration Village:* SENDRAYAN PALAYAM

Survey Number:* 34

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	VAZHAPADI
Guideline Village:	SENDRAYAN PALAYAM	**Revenue Village:**	SENRAYAMPALAYAM
Revenue District:	SALEM	**Revenue Taluka:**	VALAPADY

Below Search results are as on 13-Aug-2025 06:22 PM

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	34/1A1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	02-Dec-2024	-
2	34/1A2	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	02-Dec-2024	-
3	34/1B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	28-Oct-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
4	34/2A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
5	34/2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
6	34/2C	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
7	34/2D	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

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

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From: 1-7-2024 **To:** Current Date

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:*

Salem

Sub Registrar Office:*

Vazhapadi

Registration Village:* SENDRAYAN PALAYAM

Survey Number:* 35

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	VAZHAPADI
Guideline Village:	SENDRAYAN PALAYAM	**Revenue Village:**	SENRAYAMPALAYAM
Revenue District:	SALEM	**Revenue Taluka:**	VALAPADY

Below Search results are as on 13-Aug-2025 06:23 PM

136 items found, displaying 61 to 70.
[First/Prev] 3, 4, 5, 6, **7**, 8, 9, 10 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
61	35/2A1C	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
62	35/2A1D	225/ Square Feet	2425/ Square Metre	Residential 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
63	35/2A1E	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
64	35/2A1F	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
65	35/2A1G	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
66	35/2A2	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
67	35/2B1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
68	35/2B2	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
69	35/35	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	23-Dec-2024	-
70	35/36	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	23-Dec-2024	-

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Quick Contact

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

Telephone: 044-24640160

E-mail: helpdesk[at]tnreginet[dot]net

	Firm			Cyber Security Awareness Safe and Ethical AI TamilNadu Blockchain Policy Cyber Security Policy			

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:*

Salem

Sub Registrar Office:*

Vazhapadi

Registration Village:* SENDRAYAN PALAYAM

Survey Number:* 35

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	VAZHAPADI
Guideline Village:	SENDRAYAN PALAYAM	**Revenue Village:**	SENRAYAMPALAYAM
Revenue District:	SALEM	**Revenue Taluka:**	VALAPADY

Below Search results are as on 13-Aug-2025 06:24 PM

136 items found, displaying 101 to 110.
[First/Prev] 7, 8, 9, 10, **11**, 12, 13, 14 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
101	35/3A2	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
102	35/3A3	225/ Square Feet	2425/ Square Metre	Residential 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
103	35/3A4	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
104	35/3A5	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
105	35/3A6	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
106	35/3A7	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
107	35/3A8	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
108	35/3A9	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
109	35/3B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
110	35/46	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	30-Dec-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]tnregi net

Birth and Death Firm			Cyber Security Awareness Safe and Ethical AI TamilNadu Blockchain Policy Cyber Security Policy			

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:*

Salem

Sub Registrar Office:*

Vazhapadi

Registration Village:* SENDRAYAN PALAYAM

Survey Number:* 35

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	VAZHAPADI
Guideline Village:	SENDRAYAN PALAYAM	**Revenue Village:**	SENRAYAMPALAYAM
Revenue District:	SALEM	**Revenue Taluka:**	VALAPADY

Below Search results are as on 13-Aug-2025 06:25 PM

136 items found, displaying 131 to 136.
[First/Prev] 7, 8, 9, 10, 11, 12, 13, **14** [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
131	35/4A2	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
132	35/4B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands 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
133	35/50	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	30-Dec-2024	-
134	35/51	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	03-Feb-2025	-
135	35/52	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	03-Feb-2025	-
136	35/54	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	03-Feb-2025	-

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Cyber Security Policy

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:*

Salem

Sub Registrar Office:*

Vazhapadi

Registration Village:* SENDRAYAN PALAYAM

Survey Number:* 36

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	VAZHAPADI
Guideline Village:	SENDRAYAN PALAYAM	**Revenue Village:**	SENRAYAMPALAYAM
Revenue District:	SALEM	**Revenue Taluka:**	VALAPADY

Below Search results are as on 13-Aug-2025 06:26 PM

54 items found, displaying 41 to 50.
[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
41	36/2A4	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
42	36/2A5	225/ Square Feet	2425/ Square Metre	Residential 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
43	36/2A6	225/ Square Feet	2425/ Square Metre	Residential Special Type - I	01-Jul-2024	-
44	36/2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
45	36/3A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
46	36/3B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
47	36/3C	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
48	36/4A1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
49	36/4A2	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
50	36/4B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

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TamilNadu Blockchain Policy

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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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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.