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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TOTAL PROJECT COST

1) K.NAGAPPAN (Owner), 2) S. KASI (Owner), 3) P. PALANI (Owner), 4) K. GUBEINTHIRAN(Owner), "SRI GANAPATHI NAGAR LP/SWP/ DTCP/ Tiruvannamalai District /Layout No. 442/2025, - Tiruvannamalai District – Vembakkam Taluk - Vembakkam Panchayat Union – Vadailluppai Village and Panchayat, – Survey No. 381/6A2, 381/6A3A, 381/6A3B, 381/6A4 - Extent of – 4800.00 Sq.m (1.185 Acre), "SRI GANAPATHI NAGAR",Total Plot No: 34- (1-34),

S.No	*Date*	*Description*	*Document No.*	*Amount (Rs) /-*
1	*07.05.2025*	***Scale deed*** *executed by infavour of 1) K.NAGAPPAN (Owner), 2) S. KASI (Owner), 3) P. PALANI (Owner), 4) K. GUBEINTHIRAN(Owner), and* ***Scale Deed Property.***	***2054/2025***	*4,74,000*
2	*07.05.2025*	*Registration Fees and stamp duty for the sale deed*	***2054/2025***	*5,400*
3	*17.12.2025*	*Registration Fees and stamp duty of Settlement deed for surrendering the Land infavour of* ***Vembakkam Panchayat Union – Vadailluppai Village and Panchayat,/Village, & Tangedco***	*6090/2025*	*2,500*
4	*04.12.2025*	*DTCP Application Fees infavour of* ***Scrutiny Charges Infavour Joint Director of Town Planning Authority***	*-*	*7,200*
5	*17-12-2025*	*DTCP-* ***Centage Charges***	*-*	*10,500*
6	*16.12.2025*	***DTCP-OSR FEES***	*-*	*35,590*

7	*17-12-2025*	***Development Charges***	*-*	*24,000*
8		***Tar-Road Forming Charges***	*-*	*8,50,000*
9	*17-12-2025*	***DTCP Display Board Charge/E.B/P.P***	*-*	*10,000*
10	*17-12-2025*	***Sub-Division Charges***	*-*	*14,000*
11	*13.12.2025*	***Flag day fund***	*-*	*6,000*
11		***3% Land to Govt Head Charges For Approved Lay-outs Demand Fee infavour of Vembakkam Panchayat Union – Vadailluppai Village and Panchayat,***	*-*	*1,11,590*
12		*Miscellaneous Charges For Approved Lay-outs Demand Fee infavour of* ***Vembakkam Panchayat Union – Vadailluppai Village and Panchayat,***	*-*	*34,000*
13		*Engineer Fees for* ***Forming the Layout***	*-*	*1,25,000*
14		*Lay-out forming* ***charges and other expenses***	*-*	*95,000*
15		*Project Registration Charges infavour of* ***TNREREA***	*-*	*24,000*
TOTAL PROJECT COST				***Rs. 18,28,780/-***

தமிழ்

GOVERNMENT OF TAMIL NADU

REGISTRATION DEPARTMENT

User Registration | Sign In

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: *
Vellore

Sub Registrar Office: *
Vembakkam

Registration Village: *
Vada Iluppai

Survey Number: *
381

Search Reset

Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	VEMBAKKAM

Guideline Village:	VADA ILUPPAI	**Revenue Village:**	VADAILUPPAI
Revenue District:	TIRUVANNAMALAI	**Revenue Taluk:**	VEMBAKKAM

Below Search results are as on 10-Feb-2026 10:59 PM

21 items found, displaying 11 to 20.
[First/Prev] 1, **2**, 3 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	381/4	400000/ Acre	988500/ Hectare	Dry Special Type - I	01-Jul-2024	-
12	381/5	400000/ Acre	988500/ Hectare	Dry Special Type - I	01-Jul-2024	-
13	381/6A1	400000/ Acre	988500/ Hectare	Dry Special Type - I	01-Jul-2024	-
14	381/6A2	400000/ Acre	988500/ Hectare	Dry Special Type - I	01-Jul-2024	-
15	381/6A4	325000/ Acre	803500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
16	381/6A4	325000/ Acre	803500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
17	381/7	400000/ Acre	988500/ Hectare	Dry Special Type - I	01-Jul-2024	-
18	381/8A1	400000/ Acre	988500/ Hectare	Dry Special Type - I	01-Jul-2024	-
19	381/8A2	325000/ Acre	803500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
20	381/8A2	325000/ Acre	803500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

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National Portal

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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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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.