Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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: *

Chennai

Sub Registrar Office: *

Padappai

Registration Village: *

SERAPANANCHERI

Survey Number: *

201

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PADAPPAI
Guideline Village:	SERAPANANCHERI	**Revenue Village:**	SOAPPANANJERI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 03-Oct-2026 02:10 PM

5 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	201/1A	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
2	201/1A	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	16-Jul-2026	-
3	201/1B	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
4	201/1B	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	16-Jul-2026	-
5	201/2	0	0	Govt. Others	01-Jul-2024	-

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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"

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View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *

Chennai

Sub Registrar Office: *

Padappai

Registration Village: *

SERAPANANCHERI

Survey Number: *

202

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PADAPPAI
Guideline Village:	SERAPANANCHERI	**Revenue Village:**	SOAPPANANJERI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 03-Oct-2026 02:12 PM

16 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	202/1A	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	19-Sep-2026	-
2	202/1A	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	01-Jul-2024	-
3	202/1A	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	16-Jul-2026	-
4	202/1A	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	19-Sep-2026	-
5	202/1B	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	01-Jul-2024	-
6	202/1B	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	16-Jul-2026	-
7	202/2A1	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	21-Nov-2025	-
8	202/2A2	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	21-Nov-2025	-
9	202/2B1	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	21-Nov-2025	-
10	202/2B2	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	21-Nov-2025	-

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Duty and Fees

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Latha Font

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National Portal

Cyber Security Incident Reporting

Electronic/Digital Signature facility

Legal Information

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Hyper Linking Policy

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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: *

Chennai

Sub Registrar Office: *

Padappai

Registration Village: *

SERAPANANCHERI

Survey Number: *

202

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PADAPPAI
Guideline Village:	SERAPANANCHERI	**Revenue Village:**	SOAPPANANJERI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 03-Oct-2026 02:14 PM

16 items found, displaying 11 to 16.
[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	202/3	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	01-Jul-2024	-
12	202/4	8470000/ Acre	20929500/ Hectare	Wet Lake Irrigation Double Crop Type - I	01-Jul-2024	-
13	202/5A	10890000/ Acre	26909500/ Hectare	Dry Maanavari Lands Type - I	16-Jul-2026	-
14	202/5A	10890000/ Acre	26909500/ Hectare	Dry Maanavari Lands Type - I	21-Nov-2025	-
15	202/5B	10890000/ Acre	26909500/ Hectare	Dry Maanavari Lands Type - I	21-Nov-2025	-
16	202/6	0	0	Govt. Others	01-Jul-2024	-

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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: *

Chennai

Sub Registrar Office: *

Padappai

Registration Village: *

SERAPANANCHERI

Survey Number: *

204

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PADAPPAI
Guideline Village:	SERAPANANCHERI	**Revenue Village:**	SOAPPANANJERI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 03-Oct-2026 02:15 PM

6 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	204/1A	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	21-Nov-2025	-
2	204/1A	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	16-Jul-2026	-
3	204/1B	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	21-Nov-2025	-
4	204/2A1	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	31-Oct-2025	-
5	204/2A2	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	31-Oct-2025	-
6	204/2B	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *

Chennai

Sub Registrar Office: *

Padappai

Registration Village: *

SERAPANANCHERI

Survey Number: *

205

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PADAPPAI
Guideline Village:	SERAPANANCHERI	**Revenue Village:**	SOAPPANANJERI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 03-Oct-2026 02:17 PM

4 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	205/0	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
2	205/1	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	24-Apr-2026	-
3	205/2	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	16-Jul-2026	-
4	205/2	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	15-Jul-2026	-

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View Guideline value for:

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *

Chennai

Sub Registrar Office: *

Padappai

Registration Village: *

SERAPANANCHERI

Survey Number: *

206

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PADAPPAI
Guideline Village:	SERAPANANCHERI	**Revenue Village:**	SOAPPANANJERI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 03-Oct-2026 02:18 PM

6 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	206/1A	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	16-Jul-2026	-
2	206/1A	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	21-Nov-2025	-
3	206/1B	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	21-Nov-2025	-
4	206/2A	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	21-Nov-2025	-
5	206/2A	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	16-Jul-2026	-
6	206/2B	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	21-Nov-2025	-

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *

Chennai

Sub Registrar Office: *

Padappai

Registration Village: *

SERAPANANCHERI

Survey Number: *

207

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PADAPPAI
Guideline Village:	SERAPANANCHERI	**Revenue Village:**	SOAPPANANJERI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 03-Oct-2026 02:20 PM

4 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	207/0	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
2	207/1	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	24-Apr-2026	-
3	207/2	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	15-Jul-2026	-
4	207/2	7260000/ Acre	17939500/ Hectare	Wet Lake Irrigation Single Crop Type - I	16-Jul-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

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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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