Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
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+91 9996 12 9996
verified.realestate

Complaints and Clarifications: **9498452110 / 9498452120 / 9498452130** Software queries: **1800 102 5174** Screen Reader | தமிழ் | A- A A+



Hon'ble Chief Minister of Tamil Nadu

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## Guideline Search

**Search Criteria :**

| | | | |
|---|---|---|---|
| Zone: | **CHENGALPATTU** | Sub Registrar Office: | **KELAMPAKKAM** |
| Guideline Village: | **THAIYUR - B** | Revenue Village: | **THAIYUR - B** |
| Revenue District: | **CHENGALPATTU** | Revenue Taluk: | **THIRUPORUR** |
| Street/Survey Number: | **867** | | |

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

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 1 | 867/1 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 2 | 867/1 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 3 | 867/10 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 4 | 867/10 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 5 | 867/11A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 6 | 867/11A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 7 | 867/11B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 8 | 867/11B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 9 | 867/2A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 10 | 867/2A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |

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32 items found, displaying 11 to 20.

[First/Prev] 1, **2**, 3, 4 [Next/Last]

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 11 | 867/2B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 12 | 867/2B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 13 | 867/3A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 14 | 867/3A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 15 | 867/3B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 16 | 867/3B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 17 | 867/4A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 18 | 867/4A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 19 | 867/4B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 20 | 867/4B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |

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| Street/Survey Number: | **867** | | |

32 items found, displaying 21 to 30.

[First/Prev] 1, 2, **3**, 4 [Next/Last]

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 21 | 867/5 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 22 | 867/5 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 23 | 867/6 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 24 | 867/6 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 25 | 867/7A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 26 | 867/7A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 27 | 867/7B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 28 | 867/7B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 29 | 867/8 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 30 | 867/8 | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |

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| Street/Survey Number: | **867** | | |

32 items found, displaying 31 to 32.
[First/Prev] 1, 2, 3, **4** [Next/Last]

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 31 | 867/9A | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |
| 32 | 867/9B | 11000100/ Acre | 27181500/ Hectare | Wet Lake Irrigation Single Crop Type - I | 31-Jul-2025 | - |

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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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