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

DIGITALLY VERIFIED RECORD

தமிழ்

GOVERNMENT OF TAMIL NADU

REGISTRATION DEPARTMENT

User Registration | Sign In

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

Guideline Search

Search Criteria :

Zone:	**CHENGALPATTU**	Sub Registrar Office:	**THIRUKAZHUKUNDRAM**
Guideline Village:	**MELAKUPPAM**	Revenue Village:	**MELAKKUPPAM**
Revenue District:	**CHENGALPATTU**	Revenue Taluk:	**TIRUKALUKUNDRAM**
Street/Survey Number:	**34**		

24 items found, displaying 1 to 10.
[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
1	34/1	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
2	34/2	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
3	34/3	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
4	34/4A1A	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - 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
5	34/4A1B	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
6	34/4A2	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
7	34/4B	0	0	Govt. Others	01-Jul-2024	-
8	34/4C1A	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - III	08-Jan-2025	-
9	34/4C1B	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - III	08-Jan-2025	-
10	34/4C2	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-

Back

Citizen Charter
Tell me How
User Manual

Utility Forms
Circulars
Latha Font
Typewriter Interface Manual
Rupee Symbol
Safe and Ethical AI
TamilNadu Blockchain Policy
Cyber Security Policy

National Portal
Cyber Security Incident Reporting
Electronic/Digital Signature facility

Legal Information

Terms & Conditions
Privacy Policy
Hyper Linking Policy
Copyright Policy

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

© Content Owned by Registration Department,
Government of Tamil Nadu. Copyright@2025.

Maintained by
Tata Consultancy Services Ltd.

தமிழ்

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

User Registration | Sign In

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

nt CC->Download CC

Guideline Search

Search Criteria :

Zone:	**CHENGALPATTU**	Sub Registrar Office:	**THIRUKAZHUKUNDRAM**
Guideline Village:	**MELAKUPPAM**	Revenue Village:	**MELAKKUPPAM**
Revenue District:	**CHENGALPATTU**	Revenue Taluk:	**TIRUKALUKUNDRAM**
Street/Survey Number:	**34**		

24 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	34/5A1	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	08-Jan-2025	-
12	34/5A2	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	08-Jan-2025	-
13	34/5B1	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	23-Jan-2026	-
14	34/5B2	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	23-Jan-2026	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
15	34/6	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
16	34/7A	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
17	34/7B2	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
18	34/7B3	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
19	34/7B4	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
20	34/7C1A	600100/ Acre	1483000/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-

Back

User Manual

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

Electronic/Digital Signature facility

Legal Information

Terms & Conditions

Privacy Policy

Hyper Linking Policy

Copyright Policy

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

© Content Owned by Registration Department,
Government of Tamil Nadu. Copyright@2025.

Maintained by
Tata Consultancy Services Ltd.

தமிழ்

GOVERNMENT OF TAMIL NADU

REGISTRATION DEPARTMENT

User Registration | Sign In

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

Guideline Search

Search Criteria :

Zone:	**CHENGALPATTU**	Sub Registrar Office:	**THIRUKAZHUKUNDRAM**
Guideline Village:	**MELAKUPPAM**	Revenue Village:	**MELAKKUPPAM**
Revenue District:	**CHENGALPATTU**	Revenue Taluk:	**TIRUKALUKUNDRAM**
Street/Survey Number:	**35**		

68 items found, displaying 41 to 50.
[First/Prev] 1, 2, 3, 4, **5**, 6, 7 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
41	35/4A	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
42	35/4B	0	0	Govt. Others	01-Jul-2024	-
43	35/4C	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
44	35/5A1	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	08-Jan-2025	-
45	35/5A2	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type	08-Jan-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
				- III		
46	35/5B1	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	05-Nov-2024	-
47	35/5B2	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	05-Nov-2024	-
48	35/6	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
49	35/7A1	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
50	35/7A2	500000/ Acre	1235500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-

Back

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

Legal Information

Terms & Conditions

Privacy Policy

Hyper Linking Policy

Copyright Policy

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

© Content Owned by Registration Department,
Government of Tamil Nadu. Copyright@2025.

Maintained by
Tata Consultancy Services Ltd.

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

Verified RealEstate
3/350/2 Mettukuppam,
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.