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

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

Presenceless Registration process - Online meeting is being conducted on daily basis for Banks, Builders & Promot

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: *
Chengalpattu

Sub Registrar Office: *
Sunguvarchattram

Registration Village: *
Kaval Kazhani

Survey Number: *
8

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SUNGUVARCHATTRAM
Guideline Village:	KAVAL KAZHANI	**Revenue Village:**	KACVAL KAZANI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 17-Jul-2026 01:11 PM

8 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	8/1A	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
2	8/1B	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
3	8/2A	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
4	8/2B	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
5	8/2C	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop 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
6	8/3	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
7	8/4A	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
8	8/4B	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

Go Back To Main Menu

"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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GUIDELINE VALUE & PROPERTY VALUATION

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Sunguvarchattram

Registration Village: *
Kaval Kazhani

Survey Number: *
10

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SUNGUVARCHATTRAM
Guideline Village:	KAVAL KAZHANI	**Revenue Village:**	KACVAL KAZANI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 17-Jul-2026 01:14 PM

14 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	10/1	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
2	10/10	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
3	10/2A	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
4	10/2B	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
5	10/3	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
6	10/4	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
7	10/5A	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
8	10/5B	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
9	10/5C	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
10	10/6	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	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: *
Chengalpattu

Sub Registrar Office: *
Sunguvarchattram

Registration Village: *
Kaval Kazhani

Survey Number: *
10

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SUNGUVARCHATTRAM
Guideline Village:	KAVAL KAZHANI	**Revenue Village:**	KACVAL KAZANI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 17-Jul-2026 01:17 PM

14 items found, displaying 11 to 14.
[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	10/7	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
12	10/8A	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	22-Jun-2026	-
13	10/8B	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	22-Jun-2026	-
14	10/9	3000000/ Acre	7413000/ Hectare	Wet Lake Irrigation Single Crop Type - II	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

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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: *
Chengalpattu

Sub Registrar Office: *
Sunguvarchattram

Registration Village: *
Kaval Kazhani

Survey Number: *
11

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SUNGUVARCHATTRAM
Guideline Village:	KAVAL KAZHANI	**Revenue Village:**	KACVAL KAZANI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 17-Jul-2026 01:19 PM

3 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	11/1	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
2	11/2	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
3	11/3	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Sunguvarchattram

Registration Village: *
Kaval Kazhani

Survey Number: *
12

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SUNGUVARCHATTRAM
Guideline Village:	KAVAL KAZHANI	**Revenue Village:**	KACVAL KAZANI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 17-Jul-2026 01:22 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	12/1A1	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	11-Nov-2025	-
2	12/1A2	400/ Square Feet	4305/ Square Metre	Residential Special Type - I	30-Jan-2026	-
3	12/1B	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
4	12/2	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
5	12/3	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

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m/igr/j.php?MTID=mcedac14f848a67e8be1042143f6a5cd2

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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: *
Chengalpattu

Sub Registrar Office: *
Sunguvarchattram

Registration Village: *
Kaval Kazhani

Survey Number: *
36

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SUNGUVARCHATTRAM
Guideline Village:	KAVAL KAZHANI	**Revenue Village:**	KACVAL KAZANI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 17-Jul-2026 01:23 PM

3 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	36/1A	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	15-Jul-2025	-
2	36/1B	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	15-Jul-2025	-
3	36/2	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

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Zone: *
Chengalpattu

Sub Registrar Office: *
Sunguvarchattram

Registration Village: *
Kaval Kazhani

Survey Number: *
38

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SUNGUVARCHATTRAM
Guideline Village:	KAVAL KAZHANI	**Revenue Village:**	KACVAL KAZANI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

Below Search results are as on 17-Jul-2026 01:25 PM

One item found.
1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	38/0	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

Go Back To Main Menu

Encumbrance Certificate
Stamp Vendor
Search/View EC
Society
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Marriage
Birth and Death
Firm
Duty and Fees
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
Terms & Conditions
Privacy Policy
Hyper Linking Policy
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Zone: *
Chengalpattu

Sub Registrar Office: *
Sunguvarchattram

Registration Village: *
Kaval Kazhani

Survey Number: *
40

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SUNGUVARCHATTRAM
Guideline Village:	KAVAL KAZHANI	**Revenue Village:**	KACVAL KAZANI
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KUNDRATHUR

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8 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	40/1	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
2	40/2A	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
3	40/2B	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
4	40/2C	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
5	40/2D	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop 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
6	40/3A	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
7	40/3B	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
8	40/3C	3500000/ Acre	8648500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

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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

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Verified RealEstate™

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- 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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