

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.



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: *

Cuddalore

Sub Registrar Office: *

Avarapakkam

Registration Village: *

MELPAKKAM

Survey Number: *

184

Search

Reset

Search Criteria :

Zone:

CUDDALORE

Sub Registrar Office:

AVARAPAKKAM



Guideline Village: MELPAKKAM

Revenue Village: MELPAKKAM

Revenue District: VILUPPURAM

Revenue Taluk: TINDIVANAM

Below Search results are as on 26-Jan-2026 01:15 PM

29 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	184/1	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	01-Jul- 2024	-
2	184/2	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	01-Jul- 2024	-
3	184/3	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	01-Jul- 2024	-
4	184/4A1A1	-	-	Refer Street Value	22-Jan- 2026	-
5	184/4B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul- 2024	-
6	184/5A1	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	01-Sep- 2025	-
7	184/5A1	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	12-Jan- 2026	-
8	184/5A1A	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	25-Jan- 2026	-
9	184/5A1B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	25-Jan- 2026	-
10	184/5A1C	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	25-Jan- 2026	-



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View Guideline value for:

☐ Street ☒ Survey Number ☐ Composite Value

Select Criteria :

☐ Category Wise ☒ Survey Number Wise

Zone: *

Cuddalore

Sub Registrar Office: *

Avarapakkam

Registration Village: *

MELPAKKAM

Survey Number: *

184

[Search](#)

[Reset](#)

Search Criteria :

Zone:

CUDDALORE

Sub Registrar Office:

AVARAPAKKAM

Guideline Village: MELPAKKAM

Revenue Village: MELPAKKAM

Revenue District: VILUPPURAM

Revenue Taluk: TINDIVANAM

Below Search results are as on 26-Jan-2026 01:17 PM

29 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	184/5A2	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	01-Sep-2025	-
12	184/5A3	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	12-Jan-2026	-
13	184/5A3	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	01-Sep-2025	-
14	184/5B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	12-Jan-2026	-
15	184/5B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
16	184/6A	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
17	184/6B	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
18	184/6B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	08-Jan-2026	-
19	184/6B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	08-Jan-2026	-
20	184/6B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	08-Jan-2026	-



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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: *

Cuddalore

Sub Registrar Office: *

Avarapakkam

Registration Village: *

MELPAKKAM

Survey Number: *

184

[Search](#)

[Reset](#)

Search Criteria :

Zone:

CUDDALORE

Sub Registrar Office:

AVARAPAKKAM

Guideline Village: MELPAKKAM

Revenue Village: MELPAKKAM

Revenue District: VILUPPURAM

Revenue Taluk: TINDIVANAM

Below Search results are as on 26-Jan-2026 01:22 PM

29 items found, displaying 21 to 29.

[\[First/Prev\]](#) [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
21	184/6B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	12-Jan-2026	-
22	184/6B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	08-Jan-2026	-
23	184/6B1	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	25-Jan-2026	-
24	184/6B2	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	25-Jan-2026	-
25	184/6B3	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	25-Jan-2026	-
26	184/7A	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	29-Jul-2024	-
27	184/7B	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	29-Jul-2024	-
28	184/8	0	0	Govt. Others	01-Jul-2024	-
29	184/9	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-

[Go Back To Main Menu](#)

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](#)



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

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

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

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



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.

