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

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பதிவுத்துறை
REGISTRATION DEPARTMENT

For complaints and queries related to the registration department, please contact:
9498452110/9498452120/9498452130
(From Monday to Friday, 10.00 a.m . to 5.45 p.m., excluding public holidays)

For queries related to the software to contact: **1800 102 5174**
(Monday to Friday 8.00 a.m. to 8 p.m. and Saturday 10 a.m. to 5 p.m. excluding public holidays)

The information provided through this portal has been updated. It is not necessary to visit the office in person to avail the services provided online.

Guided Value and Asset Valuation

The guidelines for 2.19 lakh streets and 4.46 crore field numbers/subdivision numbers are available on the website of the Department.

Click on the corresponding street in the list of streets to rate the property for those located on the street.

Start Date: 1-7-2024 **End Date:** To date

Click here to know your zone and district

Guide Value Details View:

○ ◉ Street **Field Number** ○ **Sum Value**

Search Definition:

○ **Land Classification Board ..** ◉ **Field Number Wise**

Region:*

Chengalpattu

Sub-Registrar's Office:*

Selaiyur

Registration Village:*

Arasangazhani

Field number:*

98

Search | Reset

Search definition:

Region:	CHENGALPATTU	**Sub-Registrar's Office:**	SELAIYUR
Guide Village:	ARASANGAZHANI	**Revenue Village:**	Arasankazhani
Revenue District:	Chengalpattu	**Revenue Circle:**	Tambaram

The following search result is as of 02:10 PM on 08-Dec-2025

There is a species: visually
1

serial number	Field Number/Subdivision Number	Guide value (₹) (British value)	Guide value (₹) (metric value)	Classification of land	Effective Start Date	G.O.Download
1	98/0	21000000/ acre	51891000/ Hectare	Nanjai Lake Irrigation Type - I	01-Jul-2024	-

Return to main list

Disclaimer: The content of the website has been prepared with the utmost care and in accordance with laws and regulations. However, this department will not be responsible for any omissions or omissions. The content of this website has been provided for an informative purpose.

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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

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

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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.