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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Complaints and Clarifications:
9498452110 / 9498452120 / 9498452130

Software queries:
1800 102 5174

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Hon'ble Chief Minister of Tamil Nadu

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

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esenceless Registration process - Online meeting is being conducted on daily basis for Banks, Builders & Promoters from 02.00-03.00 PM on all v

Guideline Search

Search Criteria :

Zone:	SALEM	Sub Registrar Office:	PETHANAYAKANPALAYAM
Guideline Village:	PETHANAICKENPALAYAM	Revenue Village:	PETHANAICKENPALAYAM
Revenue District:	SALEM	Revenue Taluk:	PETHANAICKENPALAYAM
Street/Survey Number:	163		

68 items found, displaying 11 to 20.

[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
11	163/10D2	235/ Square Feet	2530/ Square Metre	Residential Class III 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
12	163/11A	600/ Square Feet	6460/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
13	163/11B	235/ Square Feet	2530/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
14	163/11C	235/ Square Feet	2530/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
15	163/11D	235/ Square Feet	2530/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
16	163/11E	235/ Square Feet	2530/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
17	163/12	600/ Square Feet	6460/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
18	163/13	-	-	Refer Street Value	01-Jul-2024	-
19	163/15A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
20	163/15B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

Back

EC

Society

Chit Funds

Marriage

Birth and Death

Firm

Tell me How

User Manual

Latha Font

Typewriter Interface Manual

Rupee Symbol

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

Reporting

Electronic/Digital Signature facility

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.

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Last Updated on 22/01/2026

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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	163/1A	250/ Square Feet	2695/ Square Metre	Residential Class II 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
42	163/1B	250/ Square Feet	2695/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
43	163/27	211/ Square Feet	2275/ Square Metre	Residential Special Type - III	23-Jul-2024	-
44	163/2B1	-	-	Refer Street Value	01-Jul-2024	-
45	163/2B2	-	-	Refer Street Value	01-Jul-2024	-
46	163/2B3A	-	-	Refer Street Value	01-Jul-2024	-
47	163/2B3B	-	-	Refer Street Value	01-Jul-2024	-
48	163/32	211/ Square Feet	2275/ Square Metre	Residential Special Type - III	28-Aug-2024	-
49	163/3A1A	600/ Square Feet	6460/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
50	163/3A1B	600/ Square Feet	6460/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-

Back

Chit Funds

Marriage

Birth and Death

Firm

Manual

Rupee Symbol

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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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Chennai 600 097, India
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+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.