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
(You can contact us from 10 am to 5.45 pm, Monday to Friday, excluding government holidays)

For software related queries, please contact:
1800 102 5174
(You can contact us from 8 am to 8 pm, Monday to Friday, excluding government holidays, and from 10 am to 5 pm on Saturdays)

The information provided through this website has been improved. There is no need to visit the office in person to avail the services provided online.

Guide value and property valuation

The department's website provides a guide to the value details for 2.19 lakh streets and 4.46 crore field numbers/subdivision numbers.

To evaluate a property located on a street, click on the relevant street in the list of streets.

Start Date: 1-7-2024 **End Date:** Until further notice

Click here to know your zone and district.

Guide value details for viewing:

○ Street ◉ Field number ○ Added value

Search definition:

○ Land Classification Board.. ◉ By field number

Region: *

Vellore

Sub-Registrar's Office: *

Pallikonda

Registration Village: *

Kalanipakkam

Field number: *

380

Search Reset

Search definition:

Zone:	VELLORE	**Sub-Registrar's Office:**	Pallikonda
Guide Village:	Kalanipakkam	**Revenue Village:**	Kalanipakkam
Revenue District:	Vellore	**Revenue Circle:**	Dam

The search results below are current as of 17-Jun-2025, 03:17 PM.

There are 30 species, of which 1 to 10 are visible.
[First/Previous] **1** , 2 , 3 [Next / Last]

Serial number	Field number/subsection number	Guide value (□) (British value)	Guide Value (□) (Metric Value)	Classification of land	Effective Start Date	GODownload
1	380/17	1015/ square feet	10925/square meter	Residential Area Special Category - IV	01-Jul-2024	-
2	380/18	680/square foot	7320/square meter	Residential Area Special Category - V	01-Jul-2024	-
3	380/19	680/square foot	7320/square meter	Residential Area Special Category - V	01-Jul-2024	-
4	380/1A	401000/acre	991000/hectare	Punjai Rainfed Lands Category - I	09-Oct-2024	-
5	380/1B	401000/acre	991000/hectare	Punjai Rainfed Lands Category - I	09-Oct-2024	-
6	380/1C	401000/acre	991000/hectare	Punjai Rainfed Lands Category - I	09-Oct-2024	-
7	380/20	680/square foot	7320/square meter	Residential Area Special Category - V	09-Jun-2025	-

Serial number	Field number/subsection number	Guide value (□) (British value)	Guide Value (□) (Metric Value)	Classification of land	Effective Start Date	GODownload
8	380/21	680/square foot	7320/square meter	Residential Area Special Category - V	09-Jun-2025	-
9	380/3	0	0	Government orphan lands	01-Jul-2024	-
10	380/4A1	1015/ square feet	10925/square meter	Residential Area Special Category - IV	01-Jul-2024	-

Return to main menu

"It is illegal to give or receive a bribe. Complaints regarding bribery should be reported in person or by telephone to: Director, Vigilance and Anti-Corruption Department, No. 293, MKN Road, Alandur, Chennai - 16 or Local Anti-Corruption Officer. Website: www.dvac.tn.gov.in "
Telephone numbers: (044) 22310989/22321090/22321085/22342142; Fax: 044-22321005.
"For election related details www.elections.tn.gov.in "
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Best viewed in Internet Explorer 10.0 and above, with a resolution of 1366 x 768.
Last updated on 29/09/2022

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.