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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

English

தமிழ்நாடு அரசு
பதிவுத்துறை

User registration Login

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.

Land and building valuation

Note:

The property value calculated through this website is based on the information provided by us. It is not an authority to quote the "final value" of the building. More details are required to calculate the exact value of the property. The price range used is for ordinary residential houses. The value of special type and industrial buildings will be determined based on the inspection of the building by the concerned officials.

Zone:	Chennai
Sub-Registrar's Office:	Ashok Nagar
Revenue Village:	Kodambakkam
Street name:	Ashok Nagar 12th Avenue
Guide value:	8800/sq ft

Click here for Public Works Price Rate Click here to calculate value

Online services

Villain proof

Search

Stamp seller

Searching/Viewing a Certificate of Inheritance

Association

Card funds

Marriage

Birth and death

Tolls and fees

Tolls and fees

Details of views

Citizens' Charter

Tell me how.

User Manual

Downloads

Application forms

Circulars

Latha script

Typewriter Interface Manual

Rupee symbol

Safe and ethical artificial intelligence

Tamil Nadu Blockchain Policy

Cybersecurity Policy

External communication link

National website

Cybersecurity Incident Report

Electronic/Digital Signature Facility

Legal information

Terms and Conditions

Privacy Policy

Hyperlink policy

Copyright Policy

For immediate contact

No.100, Santhome Highway, Chennai-600028, Tamil Nadu, India 044-24640160

helpdesk[at]tnreginet[dot]net

"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 "

Disclaimer: The content of the website has been prepared with utmost care and in compliance with the laws and regulations. However, the department is not responsible for any errors or omissions. The content of this website is provided for informational purposes only.

Best viewed in Internet Explorer 10.0 and above, with a resolution of 1366 x 768.

Last updated on 22/01/2026

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This website is maintained by Tata Consultancy Services Limited.

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.