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

பதிவுத்துறை
REGISTRATION DEPARTMENT

For Complaints and Clarifications, please contact:
9498452110 / 9498452120 / 9498452130
(Monday to Friday 10 AM to 5.45 PM, excluding Government holidays)

For queries related to software, please contact:
1800 102 5174
(Monday to Friday 8 AM to 8 PM, Saturday 10 AM to 5 PM excluding Government holidays)

The information provided Online is updated and no physical visit is required for the Services provided Online.

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:*	Sub Registrar Office:*
Chennai	Pallipattu

Registration Village:*	Survey Number:*
Pandravedu	8

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PALLIPATTU
Guideline Village:	PANDRAVEDU		
Revenue District:	TIRUVALLUR	**Revenue Village:**	PANDARAVEDU
		Revenue Taluka:	PALLIPET

Below Search results are as on 05-Aug-2025 12:52 PM

55 items found, displaying 1 to 10.
[First/Prev] **1**, 2, 3, 4, 5, 6 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	8/10	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
2	8/11A	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
3	8/11B	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
4	8/12A	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-
5	8/12B	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-
6	8/12C	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
7	8/13A1	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-
8	8/13A2	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-
9	8/13A3	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-
10	8/13B	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-

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View Guideline value for:

○ **Street** ◉ **Survey Number** ○ **Composite Value**

Select Criteria :

○ **Category Wise** ◉ **Survey Number Wise**

Zone:*	Sub Registrar Office:*
Chennai	Pallipattu

Registration Village:*	Survey Number:*
Pandravedu	8

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PALLIPATTU
Guideline Village:	PANDRAVEDU		
Revenue District:	TIRUVALLUR	**Revenue Village:**	PANDARAVEDU
		Revenue Taluka:	PALLIPET

Below Search results are as on 05-Aug-2025 12:53 PM

55 items found, displaying 11 to 20.
[First/Prev] 1, **2**, 3, 4, 5, 6 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	8/13C	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
12	8/14A	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	30-Jun-2025	-
13	8/14B	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	30-Jun-2025	-
14	8/14C	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	30-Jun-2025	-
15	8/15	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
16	8/16A1	770000/ Acre	1903000/ Hectare	Dry Abdutting State	13-Jun-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
				highways Type or other roads - III		
17	8/16A2	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-
18	8/16A3	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-
19	8/16B	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
20	8/16C1	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-

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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:*	Sub Registrar Office:*
Chennai	Pallipattu

Registration Village:*	Survey Number:*
Pandravedu	8

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PALLIPATTU
Guideline Village:	PANDRAVEDU		
Revenue District:	TIRUVALLUR	**Revenue Village:**	PANDARAVEDU
		Revenue Taluka:	PALLIPET

Below Search results are as on 05-Aug-2025 12:54 PM

55 items found, displaying 21 to 30.
[First/Prev] 1, 2, **3**, 4, 5, 6 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
21	8/16C2	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-
22	8/16C3	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	13-Jun-2025	-
23	8/17A	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
24	8/17B	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
25	8/18	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
26	8/1A	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways	19-Mar-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
				Type or other roads - III		
27	8/1A	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
28	8/1B	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
29	8/1B	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
30	8/1C	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-

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○ **Street** ◉ **Survey Number** ○ **Composite Value**

Select Criteria :

○ **Category Wise** ◉ **Survey Number Wise**

Zone:*	Sub Registrar Office:*
Chennai	Pallipattu

Registration Village:*	Survey Number:*
Pandravedu	8

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PALLIPATTU
Guideline Village:	PANDRAVEDU	**Revenue Village:**	PANDARAVEDU
Revenue District:	TIRUVALLUR	**Revenue Taluka:**	PALLIPET

Below Search results are as on 05-Aug-2025 12:55 PM

55 items found, displaying 31 to 40.
[First/Prev] 1, 2, 3, **4**, 5, 6 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
31	8/1C	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
32	8/2A1	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
33	8/2A2	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
34	8/2B	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
35	8/3	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
36	8/4	770000/ Acre	1903000/ Hectare	Dry Abdutting State	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
				highways Type or other roads - III		
37	8/5	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
38	8/6A	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
39	8/6B	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
40	8/7A1	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:*	Sub Registrar Office:*
Chennai	Pallipattu

Registration Village:*	Survey Number:*
Pandravedu	8

Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PALLIPATTU
Guideline Village:	PANDRAVEDU	**Revenue Village:**	PANDARAVEDU
Revenue District:	TIRUVALLUR	**Revenue Taluka:**	PALLIPET

Below Search results are as on 05-Aug-2025 12:56 PM

55 items found, displaying 41 to 50.
[First/Prev] 1, 2, 3, 4, **5**, 6 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
41	8/7A1	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
42	8/7A2	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
43	8/7A2	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
44	8/7A3	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
45	8/7A3	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
46	8/7B	770000/ Acre	1903000/ Hectare	Dry Abdutting State	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
				highways Type or other roads - III		
47	8/8A1	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
48	8/8A1	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
49	8/8A2	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-
50	8/8A2	770000/ Acre	1903000/ Hectare	Dry Abdutting State highways Type or other roads - III	19-Mar-2025	-

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Select Criteria :

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Zone:*	Sub Registrar Office:*
Chennai	Pallipattu

Registration Village:*	Survey Number:*
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Search Reset

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	PALLIPATTU
Guideline Village:	PANDRAVEDU		
Revenue District:	TIRUVALLUR	**Revenue Village:**	PANDARAVEDU
		Revenue Taluka:	PALLIPET

Below Search results are as on 05-Aug-2025 12:57 PM

55 items found, displaying 51 to 55.
[First/Prev] 1, 2, 3, 4, 5, **6** [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
51	8/8B1	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	19-Mar-2025	-
52	8/8B1	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	19-Mar-2025	-
53	8/8B2	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	19-Mar-2025	-
54	8/8B2	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	19-Mar-2025	-
55	8/9	104/ Square Feet	1120/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

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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

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/services

The LandLens suite
/landlens/one

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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.