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

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

DIGITALLY VERIFIED RECORD

Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	SALAVAKKAM
Guideline Village:	NERKUNDRAM	Revenue Village:	NERKUNDRAM
Revenue District:	KANCHEEPURAM	Revenue Taluk:	UTHIRAMERUR
Street/Survey Number:	12		

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	12/1A1	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
2	12/1A2	100/ Square Feet	1080/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
3	12/1B1	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
4	12/1B2	100/ Square Feet	1080/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
5	12/1C1	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
6	12/1C2	100/ Square Feet	1080/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
7	12/1C3A	100/ Square Feet	1080/ Square Metre	Residential Class I Type - I	08-Nov-2024	-
8	12/1C3B	100/ Square Feet	1080/ Square Metre	Residential Class I Type - I	08-Nov-2024	-
9	12/1D	504000/ Acre	1245500/ Hectare	Dry Abdutting State highways	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
10	12/1E	504000/ Acre	1245500/ Hectare	Type or other roads - III Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-

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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

Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	SALAVAKKAM
Guideline Village:	NERKUNDRAM	Revenue Village:	NERKUNDRAM
Revenue District:	KANCHEEPURAM	Revenue Taluk:	UTHIRAMERUR
Street/Survey Number:	12		

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	12/1F1	504000/ Acre	1245500/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
12	12/1F2	504000/ Acre	1245500/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
13	12/1F3	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
14	12/1G1	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
15	12/1G2	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
16	12/1G3	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
17	12/1H1	504000/ Acre	1245500/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
18	12/1H2	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
19	12/1H3	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands 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
20	12/2A	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

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Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	SALAVAKKAM
Guideline Village:	NERKUNDRAM	Revenue Village:	NERKUNDRAM
Revenue District:	KANCHEEPURAM	Revenue Taluk:	UTHIRAMERUR
Street/Survey Number:	13		

10 items found, displaying all items.

1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	13/1C	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
2	13/1D	504000/ Acre	1245500/ Hectare	Dry Abdutting State highways Type or other roads - III	01-Jul-2024	-
3	13/1E	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
4	13/1F	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
5	13/1G	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
6	13/2A	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	19-Jun-2025	-
7	13/2B	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	19-Jun-2025	-
8	13/3	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
9	13/4A	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
10	13/4B	503500/ Acre	1244500/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

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Online Services

Encumbrance Certificate

Search

Stamp Vendor
Search/View EC
Society
Chit Funds
Marriage
Birth and Death
Firm

Duty and Fees

Duty and Fees

Reference

Citizen Charter
Tell me How
User Manual

Download

Utility Forms
Circulars
Latha Font
Typewriter Interface Manual
Rupee Symbol
Safe and Ethical AI
TamilNadu Blockchain Policy
Cyber Security Policy

External Links

National Portal
Cyber Security Incident Reporting
Electronic/Digital Signature facility

Legal Information

Terms & Conditions
Privacy Policy
Hyper Linking Policy
Copyright Policy

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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.