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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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+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 Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	SALAVAKKAM
Guideline Village:	SIRUPINAYOOR,THIRUVANTHAVAR,PERUNGAZHI	Revenue Village:	SIRUPINAYUR
Revenue District:	KANCHEEPURAM	Revenue Taluka:	UTHIRAMERUR
Street/Survey Number:	279		

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	279/1	426/ Square Feet	4585/ Square Metre	Residential Class I Type - II	15-Apr-2025	-
2	279/10	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
3	279/11	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
4	279/12	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
5	279/13	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
6	279/14	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
7	279/15	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
8	279/16	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
9	279/17	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
10	279/18	426/ Square Feet	4585/ Square Metre	Residential Class I Type - II	15-Apr-2025	-

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Street/Survey Number:	279		

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Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	279/2A1	426/ Square Feet	4585/ Square Metre	Residential Class I Type - II	15-Apr-2025	-
12	279/2A1A	426/ Square Feet	4585/ Square Metre	Residential Class I Type - II	04-Sep-2025	-
13	279/2A1B	426/ Square Feet	4585/ Square Metre	Residential Class I Type - II	04-Sep-2025	-
14	279/2A2	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop Type - I	21-Oct-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
15	279/2B	426/ Square Feet	4585/ Square Metre	Residential Class I Type - II	15-Apr-2025	-
16	279/2B1	426/ Square Feet	4585/ Square Metre	Residential Class I Type - II	04-Sep-2025	-
17	279/2B2	426/ Square Feet	4585/ Square Metre	Residential Class I Type - II	04-Sep-2025	-
18	279/3	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
19	279/4A1	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	18-Aug-2025	-
20	279/4A2	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	18-Aug-2025	-

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Revenue District:	KANCHEEPURAM	Revenue Taluka:	UTHIRAMERUR
Street/Survey Number:	279		

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
21	279/4B	-	-	Refer Street Value	21-Oct-2024	-
22	279/5A1	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	18-Aug-2025	-
23	279/5A2	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	18-Aug-2025	-
24	279/5B	-	-	Refer Street Value	21-Oct-2024	-
25	279/6A1	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	18-Aug-2025	-
26	279/6A2	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	18-Aug-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
27	279/6B	-	-	Refer Street Value	21-Oct-2024	-
28	279/7	0	0	Govt. Channel	01-Jul-2024	-
29	279/8	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
30	279/9	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-

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Revenue District:	KANCHEEPURAM	Revenue Taluka:	UTHIRAMERUR
Street/Survey Number:	313		

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Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	313/1	0	0	Govt. Channel	01-Jul-2024	-
2	313/10	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
3	313/11	0	0	Govt. Channel	01-Jul-2024	-
4	313/12	-	-	Refer Street Value	01-Jul-2024	-
5	313/13	-	-	Refer Street Value	01-Jul-2024	-
6	313/14	-	-	Refer Street Value	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
7	313/15	-	-	Refer Street Value	01-Jul-2024	-
8	313/2	-	-	Refer Street Value	01-Jul-2024	-
9	313/3	-	-	Refer Street Value	01-Jul-2024	-
10	313/4	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-

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Revenue District:	KANCHEEPURAM	Revenue Taluka:	UTHIRAMERUR
Street/Survey Number:	313		

15 items found, displaying 11 to 15.
[First/Prev] 1, **2** [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	313/5	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
12	313/6	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
13	313/7	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
14	313/8	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
15	313/9	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-

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Cyber Security Incident Reporting
Electronic/Digital Signature facility

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Privacy Policy
Hyper Linking Policy

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Revenue District:	KANCHEEPURAM	Revenue Taluka:	UTHIRAMERUR
Street/Survey Number:	314		

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	314/1	0	0	Govt. Channel	01-Jul-2024	-
2	314/10	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
3	314/11	600000/ Acre	1483000/ Hectare	Wet Well Irrigation Single Crop Type - I	01-Jul-2024	-
4	314/12	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop 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
5	314/15	0	0	Govt. Channel	01-Jul-2024	-
6	314/2	4365604/ Acre	10787500/ Hectare	Wet Special Type - III	15-Apr-2025	-
7	314/3	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
8	314/4	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
9	314/5	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
10	314/6	500000/ Acre	1235500/ Hectare	Wet Lake Irrigation Single Crop 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

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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OMR Thoraipakkam,
Chennai 600 097, India
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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.