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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

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For Complaints and Clarifications, please contact:
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1800 102 5174
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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:* Vellore

Sub Registrar Office:* Arcot

Registration Village:* Keezhbadi

Survey Number:* 167

Search Reset

Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	ARCOT
Guideline Village:	KEEZHBADI	**Revenue Village:**	KELPADI
Revenue District:	RANIPET	**Revenue Taluka:**	KALAVAI

Below Search results are as on 20-Sep-2024 10:59 AM

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	167/5	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
12	167/6	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
13	167/7	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
14	167/8	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
15	167/9	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-

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astcomp[dot]igr[at]tn[dot]gov[dot]in

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Select Criteria :

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

Zone:* Vellore

Sub Registrar Office:* Arcot

Registration Village:* Keezhbadi

Survey Number:* 167

Search Reset

Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	ARCOT
Guideline Village:	KEEZHBADI	**Revenue Village:**	KELPADI
Revenue District:	RANIPET	**Revenue Taluka:**	KALAVAI

Below Search results are as on 20-Sep-2024 11:00 AM

15 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	167/1	50/ Square Feet	540/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
2	167/10A	275000/ Acre	680000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
3	167/10B	275000/ Acre	680000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
4	167/12	50/ Square Feet	540/ Square Metre	Residential Class III Type - I	13-Aug-2024	-
5	167/13	50/ Square Feet	540/ Square Metre	Residential Class III Type - I	13-Aug-2024	-
6	167/14	50/ Square Feet	540/ Square Metre	Residential Class III Type - I	13-Aug-2024	-
7	167/15	50/ Square Feet	540/ Square Metre	Residential Class III Type - I	13-Aug-2024	-
8	167/2	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
9	167/3	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
10	167/4	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-

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

Select Criteria :

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

Zone:* Vellore

Sub Registrar Office:* Arcot

Registration Village:* Keezhbadi

Survey Number:* 200

Search Reset

Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	ARCOT
Guideline Village:	KEEZHBADI	**Revenue Village:**	KELPADI
Revenue District:	RANIPET	**Revenue Taluka:**	KALAVAI

Below Search results are as on 20-Sep-2024 11:02 AM

150 items found, displaying 21 to 30.
[First/Prev] 1, 2, **3**, 4, 5, 6, 7, 8 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
21	200/117	71/ Square Feet	765/ Square Metre	Residential Class I Type - I	13-Aug-2024	-
22	200/118	71/ Square Feet	765/ Square Metre	Residential Class I Type - I	13-Aug-2024	-
23	200/119	71/ Square Feet	765/ Square Metre	Residential Class I Type - I	13-Aug-2024	-
24	200/11A	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
25	200/11B	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
26	200/11C	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
27	200/12	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
28	200/120	71/ Square Feet	765/ Square Metre	Residential Class I Type - I	13-Aug-2024	-
29	200/121	71/ Square Feet	765/ Square Metre	Residential Class I Type - I	13-Aug-2024	-
30	200/122	71/ Square Feet	765/ Square Metre	Residential Class I Type - I	13-Aug-2024	-

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Select Criteria :

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

Zone:* Vellore

Sub Registrar Office:* Arcot

Registration Village:* Keezhbadi

Survey Number:* 203

Search Reset

Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	ARCOT
Guideline Village:	KEEZHBADI	**Revenue Village:**	KELPADI
Revenue District:	RANIPET	**Revenue Taluka:**	KALAVAI

Below Search results are as on 20-Sep-2024 11:02 AM

6 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	203/1A1	275000/ Acre	680000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
2	203/1A2	275000/ Acre	680000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
3	203/1B1	275000/ Acre	680000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
4	203/1B2	275000/ Acre	680000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
5	203/2	275000/ Acre	680000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
6	203/3	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-

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Select Criteria :

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

Zone:* Vellore

Sub Registrar Office:* Arcot

Registration Village:* Keezhbadi

Survey Number:* 204

Search Reset

Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	ARCOT
Guideline Village:	KEEZHBADI	**Revenue Village:**	KELPADI
Revenue District:	RANIPET	**Revenue Taluka:**	KALAVAI

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2 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	204/1	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
2	204/2	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-

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

Select Criteria :

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

Zone:*	**Sub Registrar Office:***
Vellore	Arcot
Registration Village:*	**Survey Number:***
Keezhbadi	205

Search Reset

Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	ARCOT
Guideline Village:	KEEZHBADI	**Revenue Village:**	KELPADI
Revenue District:	RANIPET	**Revenue Taluka:**	KALAVAI

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5 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	205/1	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
2	205/2	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
3	205/3	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
4	205/4	215000/ Acre	531500/ Hectare	Dry Special Type - III	01-Jul-2024	-
5	205/5	215000/ Acre	531500/ Hectare	Dry Special Type - III	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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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.