

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.

08.10.2025

APPLICANT NAME - 1.B.PAVITHRAN 2. G.BASKAR				
PROJECT NAME & ADDRESS - VASANTHAM AVENUE PHASE - I, S.NO.304/23 & 320/1, KAYARAMBEDU VILLAGE, CHENGALPAT TALUK, CHENGALPAT DIST				
SNO	SURVEY NO	EXTENT	GUIDELINE VALUE	TOTAL VALUE
1	304/23	1127 SQ.FT (OR) 2.58 CENTS	RS.1,75,000/- PER CENT	RS.4,51,500/-
2	320/1	45.00 ARES (OR) ACRE 1.11 CENTS	RS.1,50,000 /- PER CENT	RS.1,66,50,000/-
TOTAL GUIDELINE VALUE FOR 4605 SQ.M				RS.1,71,01,500/-

Zone: CHENGALPATTU
 Guideline Village: KAYIRAMBEDU
 Revenue District: CHENGALPATTU
 Sub Registrar Office: CHENGLEPUT JOINT II
 Revenue Office: KAYARAMPADU
 Revenue Village: CHENGALPATTU
 Taluka:

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification
11	<u>304/23</u>	17500000/ Acre	43242500/ Hectare	Wet Lake Irrigation Single Crop Type - I
12	<u>304/2A1A</u>	17500000/ Acre	43242500/ Hectare	Wet Lake Irrigation Single Crop Type - I
13	<u>304/2A2</u>	17500000/ Acre	43242500/ Hectare	Wet Lake Irrigation Single Crop Type - I
14	<u>304/2B</u>	17500000/ Acre	43242500/ Hectare	Wet Lake Irrigation Single Crop Type - I
15	<u>304/2C</u>	17500000/ Acre	43242500/ Hectare	Wet Lake Irrigation Single Crop Type - I

Search Criteria :

Zone: CHENGALPATTU
 Guideline Village: KAYIRAMBEDU
 Revenue District: CHENGALPATTU

Sub Registrar Office: CHENGLEPUT JOINT II
 Revenue Village: KAYARAMPADU
 Revenue Taluka: CHENGALPATTU

Below Search results are as on 09-Oct-2025 04:36 PM

One item found.

1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Down
1	<u>320/0</u>	15000000/ Acre	37065000/ Hectare	Wet Well Irrigation Single Crop Type - I	01-Jul-2024	-

Go Back To Main Menu

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](#)



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

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

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

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



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.

