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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Ranipet District,Walajah Taluk,Nandhiyalam Village Panchayat, S.F.No.528/1,2,3b,3c,4a1,4a2,6&7, Approval No94/ 2024

Total Project Cost

S.No	Particulars				ACRES		Cost
1			Land	Purchase	2.15		14,012,500.00
2							
3	Commission		Land	Broker	0		150,000.00
4	Land Registration			Charge			200,000.00
5	Sand Filling		Land	Including rooler, stone & Labour charge			450,000.00
6	Application		Scrutiny fee	Dtcp	2.15		13,050.00
7	Panchayat		fee				520,471.00
8	Osr Fee						272,700.00
9	Display Board						10,000.00
10	Centage Charge						14,500.00
11	Serveyor		Charge				20,000.00
12	Road		Laying Charge	BT Road, red mix,and rooler			1,700,000.00
13	compound						1,400,000.00
14	Drainage						1,000,000.00
15	Street	light					200,000.00
16	Entrance	Arch and gate					400,000.00
17	other Exp						250,000.00
			TOTAL				20,613,221.00

Resize Text - + Reset Screen Reader

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:	VELLORE	Sub Registrar Office:	ARCOT
Guideline Village:	NANTHIYALAM	Revenue Village:	NANDHIYALAM
Revenue District:	RANIPET	Revenue Taluka:	WALAJAH
Street/ Survey Number:	528		

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	528/0	150/ Square Feet	1615/ Square Metre	Residential Special Type - V	01-Jul-2024	-
2	528/1A1	3600000/ Acre	8896000/ Hectare	Dry Abutting National Highways Type - II	29-Oct-2024	-
3	528/1A2	3600000/ Acre	8896000/ Hectare	Dry Abutting National Highways Type - II	29-Oct-2024	-

Sr.No.	Survey/ Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
4	528/1B	3600000/ Acre	8896000/ Hectare	Dry Abutting National Highways Type - II	28-Oct-2024	-
5	528/2	3600000/ Acre	8896000/ Hectare	Dry Abutting National Highways Type - II	01-Jul-2024	-
6	528/3A	3600000/ Acre	8896000/ Hectare	Dry Abutting National Highways Type - II	01-Jul-2024	-
7	528/3B	3600000/ Acre	8896000/ Hectare	Dry Abutting National Highways Type - II	01-Jul-2024	-
8	528/3C	3600000/ Acre	8896000/ Hectare	Dry Abutting National Highways Type - II	01-Jul-2024	-
9	528/4A1	3600000/ Acre	8896000/ Hectare	Dry Abutting National Highways Type - II	01-Jul-2024	-
10	528/4A2	3600000/ Acre	8896000/ Hectare	Dry Abutting National Highways Type - II	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 Tool

Typewriter Interface Manual

Rupee Symbol

Cyber Security Awareness

Safe and Ethical AI

TamilNadu Blockchain Policy

Cyber Security Policy

External Links

National Portal

Cyber Resilence

Cyber Security Incident Reporting

Electronic/Digital Signature facility

Legal Information

Terms & Conditions

Privacy Policy

Hyper Linking Policy

Copyright Policy

Quick Contact

Address:

No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India

Telephone: 044-24640160

E-mail: 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"
Phone Nos:(044) 22310989/22321090/22321085/22342142; FAX: 044-22321005.

"For Election Related Information : www.elections.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 29/09/2023

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.