Verified RealEstate™

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,
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DIGITALLY VERIFIED RECORD

Complaints and Clarifications: 9498452010 / 9498452020 / 9498452030 Software queries: 1800 102 5174 Screen Reader தமிழ் A- A A+

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

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The information provided Online is updated and no physical visit is required for the Services provided Online.

ex.com/igr/j.php?MTID=mcedac14f848a67e8be1042143f6a5cd2

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: * Chengalpattu

Sub Registrar Office: * Kanchipuram Joint II

Registration Village: * SEVILIMEDU - B

Survey Number: * 827

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	KANCHIPURAM JOINT II
Guideline Village:	SEVILIMEDU - B	**Revenue Village:**	SEVILIMEDU - B
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KANCHEEPURAM

Below Search results are as on 25-Jul-2026 04:41 PM

12 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	827/1A1	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
2	827/1A2	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-
3	827/1A3	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-
4	827/1B	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	27-Mar-2025	-
5	827/2A1A	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	13-Aug-2025	-
6	827/2A1B	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	13-Aug-2025	-
7	827/2A2	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	04-Jul-2025	-
8	827/2B1A	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-
9	827/2B1B	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-
10	827/2B1C	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-

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, Builders & Promoters from 02.00-03.00 PM on all working days. Link - https://igr.webex.com/igr/j.php?MTID=mcedac14f848a67e8be10421

GUIDELINE VALUE & PROPERTY VALUATION

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○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Kanchipuram Joint II

Registration Village: *
SEVILIMEDU - B

Survey Number: *
827

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	KANCHIPURAM JOINT II
Guideline Village:	SEVILIMEDU - B	**Revenue Village:**	SEVILIMEDU - B
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KANCHEEPURAM

Below Search results are as on 25-Jul-2026 04:42 PM

12 items found, displaying 11 to 12.
[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	827/2B1D	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
12	827/2B2	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	27-Mar-2025	-

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GUIDELINE VALUE & PROPERTY VALUATION

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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: *
Chengalpattu

Sub Registrar Office: *
Kanchipuram Joint II

Registration Village: *
SEVILIMEDU - B

Survey Number: *
828

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	KANCHIPURAM JOINT II
Guideline Village:	SEVILIMEDU - B	**Revenue Village:**	SEVILIMEDU - B
Revenue District:	KANCHEEPURAM	**Revenue Taluk:**	KANCHEEPURAM

Below Search results are as on 25-Jul-2026 04:42 PM

21 items found, displaying 11 to 20.
[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
11	828/1B2A	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
12	828/1B2A	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
13	828/1B2B1A	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-
14	828/1B2B2	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	27-Mar-2025	-
15	828/2A	10450000/ Acre	25822000/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
16	828/2B	10450000/ Acre	25822000/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
17	828/5	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-
18	828/6	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-
19	828/7	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-
20	828/8	8800000/ Acre	21745000/ Hectare	Dry Maanavari Lands Type - III	07-Jul-2025	-

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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.