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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Search Criteria :

Zone:	VELLORE	**Sub Registrar Office:**	KANIYAMPADI
Guideline Village:	SIRUKALAMPUR	**Revenue Village:**	SIRUKALAMBUR
Revenue District:	VELLORE	**Revenue Taluka:**	VELLORE

Below Search results are as on 26-Aug-2025 07:36 PM

25 items found, displaying 21 to 25.
[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	50/3A1A3	428000/ Acre	1058000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
22	50/3A1B	428000/ Acre	1058000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
23	50/3A2A	428000/ Acre	1058000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
24	50/3A2B	428000/ Acre	1058000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
25	50/4	95/ Square Feet	1025/ Square Metre	Residential Class II Type - I	09-Aug-2024	-

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Revenue District:	VELLORE	**Revenue Taluka:**	VELLORE

Below Search results are as on 26-Aug-2025 07:35 PM

25 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	50/1B	0	0	Govt. Salai	01-Jul-2024	-
12	50/2A1	428000/ Acre	1058000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
13	50/2A2	95/ Square Feet	1025/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
14	50/2A3	428000/ Acre	1058000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
15	50/2A4	105/ Square Feet	1135/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
16	50/2A4A	105/ Square Feet	1135/ Square Metre	Residential Class I Type - I	25-Feb-2025	-
17	50/2A4B	105/ Square Feet	1135/ Square Metre	Residential Class I Type - I	25-Feb-2025	-
18	50/2A5	105/ Square Feet	1135/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
19	50/3A1A1	428000/ Acre	1058000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
20	50/3A1A2	428000/ Acre	1058000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

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TOTAL PROJECT COST

1) M. KAMARAJ (Owner), 2) S. NARAYANAN (Owner), "SRI ANNAMALAIYAR NAGAR" L.P. / D.T.C.P. (VLPA) No. 49/2024 and P.P.No. 49/2024, - Vellore District – Vellore Taluk - Kaniyambadi Panchayat Union – Sirukalambur Village, Thuthipattu Panchayat – Survey No. 50/2A2, 50/4, Extent of – 1855. 00 Sq.m (or) 0.46 Acre, "SRI ANNAMALAIYAR NAGAR",Total Plot No: 07- (1-07),

We are 1) M. KAMARAJ (Owner), 2) S. NARAYANAN (Owner), NO: 01/34, N. No: 46(2), Bajanai Kovil Street, Kattuputhur Post, Vellore Taluk, Vellore District -632 085. PH.NO: - 93645 51063], G-mail: umeshraj1497@gmail.com.

S.No	*Date*	*Description*	*Document No.*	*Amount (Rs) /-*
1	*29.04.2024*	***Scale deed*** *executed by infavour of1) M. KAMARAJ (Owner), 2) S. NARAYANAN (Owner),, and* ***Scale Deed Property.***	***820/2024***	*152000*
2	*29.04.2024*	*Registration Fees and stamp duty for the sale deed*	***820/2024***	*7000*
3	*29.04.2024*	***Scale deed*** *executed by infavour of1) M. KAMARAJ (Owner), 2) S. NARAYANAN (Owner),, and* ***Scale Deed Property.***	***821/2024***	*1650000*
4	*29.04.2024*	*Registration Fees and stamp duty for the sale deed*	***821/2024***	*9000*
5	*10.12.2024*	*Registration Fees and stamp duty of Settlement deed for surrendering the Land infavour of* ***Sirukalambur Village, Thuthipattu Panchayat & Tangedco***	*2579/2024*	*2,500*

6	*12.11.2024*	*DTCP Application Fees infavour of* ***Scrutiny Charges Infavour Joint Director of Town Planning Authority***	*-*	*2783*
7	*10.12.2024*	***OSR Charges***	*-*	*122467*
8	*11.12.2024*	*DTCP-* ***Centage Charges***	*-*	*3000*
9	*11.12.2024*	***Development Charges***	*-*	*3710*
10		***Tar-Road Forming Charges***	*-*	*850000*
11	*11.12.2024*	***DTCP Display Board Charge/E.B/P.P***	*-*	*10000*
12	*11.12.2024*	***Sub-Division Charges***	*-*	*4000*
13		***3% Land to Govt Head Charges For Approved Lay-outs Demand Fee infavour of Sirukalambur Village, Thuthipattu Panchayat***	*-*	*45000*
14		*Miscellaneous Charges For Approved Lay-outs Demand Fee infavour of* ***Sirukalambur Village, Thuthipattu Panchayat***	*-*	*11000*
15		*Engineer Fees for* ***Forming the Layout***	*-*	*125000*
16		*Lay-out forming* ***charges and other expenses***	*-*	*135000*
17		*Project Registration Charges infavour of* ***TNREREA***	*-*	*9275*
TOTAL PROJECT COST				***Rs. 3141735/-***

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.