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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DIGITALLY VERIFIED RECORD

Registration Department

From	To
Gandhi Kanimozhi.M.Com., Sub Registrar, Kodambakkam, Chennai-600106.	Greenwich Constructions Old No.36, New No.40, 4th Main Road Raja Annamalai Puram Chennai 28

Letter No.178/2026 Dated. 11.03.2026

Sir,

Sub:-	Guideline value - Chennai Central - Sub Registrar Office Kodambakkam - Puliyur Village- - Silambu Street, Padmanaha nagar - Guideline Value – Reg.
Ref:-	Greenwich Constructions, Chennai dated10.03.2026

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With reference to the letter cited, we informed that the Guideline values are available in our Registration department website (www.tnreginet.gov.in). Moreover, herewith we have attached the guideline value of Puliyur village, Silambu Street, Padmanaha nagar

S.No	Village Name	Street Name	Guideline Value 01.07.2024 to till date
1.	Puliyur Village	Silambu Street	Rs.4400/-(as per Sqft)
2.	Puliyur Village	Padmanabha Nagar	Rs.5000/-(as per Sqft)

Sub Registrar
Kodambakkam

SUB-REGISTRAR
KODAMBAKKAM

11/03/26

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From: 1-7-2024 **To:** Current Date

Search Criteria :

Zone:	Chennai	**Sub Registrar Office:**	Kodambakkam
Guideline Village:	PULIYUR	**Revenue Village:**	-
Revenue District:	-	**Revenue Taluk:**	-

Below Search results are as on 11-Mar-2026 03:58 PM

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0 List all Street

80 items found, displaying 31 to 40.
[First/Prev] 1, 2, 3, 4, 5, 6, 7, 8 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
31	SHYAMALA VADHANA 2ND STREET	7100/ Square Feet	76425/ Square Metre	Residential Special Type - II	01-Jul-2024	-
32	SILAMBU STREET	4400/ Square Feet	47365/ Square Metre	Residential Class IV Type - II	01-Jul-2024	-
33	SIVAGAMI STREET	4400/ Square Feet	47365/ Square Metre	Residential Class IV Type - II	01-Jul-2024	-
34	SIVANANDHA SALAI	7100/ Square Feet	76425/ Square Metre	Residential Special Type - II	01-Jul-2024	

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From: 1-7-2024 **To:** Current Date

Search Criteria :

Zone:	Chennai	**Sub Registrar Office:**	Kodambakkam
Guideline Village:	PULIYUR	**Revenue Village:**	-
Revenue District:	-	**Revenue Taluk:**	-

Below Search results are as on 11-Mar-2026 03:58 PM

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0 List all Street

26 items found, displaying 1 to 10.
[First/Prev] 1, 2, 3 [Next/Last]

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	PADMANABHA NAGAR	5000/ Square Feet	53820/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
2	PADMANABHA NAGAR MAIN ROAD	5000/ Square Feet	53820/ Square Metre	Residential Class III Type - I	01-Jul-2024	-
3	PADMANABHA PILLAI STREET	5800/ Square Feet	62435/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
4	PALANIAPPAN STREET	3800/ Square Feet	40905/ Square Metre	Residential Class IV 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.