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

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 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:***

Madurai

**Sub Registrar Office:***

Veda senthur

**Registration Village:***

VEDACHANDUR

Survey Number:*

706

Search Reset

## Search Criteria :

| | | | |
|---|---|---|---|
| **Zone:** | MADURAI | **Sub Registrar Office:** | VEDA SENTHUR |
| **Guideline Village:** | VEDACHANDUR | **Revenue Village:** | VEDASANDUR |
| **Revenue District:** | DINDIGUL | **Revenue Taluka:** | VEDASANDUR |

**Below Search results are as on 26-Dec-2025 04:30 PM**

70 items found, displaying 21 to 30.
[First/Prev] 1, 2, **3**, 4, 5, 6, 7 [Next/Last]

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 21 | 706/2A3A1 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 22 | 706/2A4A | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Sep-2025 | - |
| 23 | 706/2A5 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 24 | 706/2A6A1 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 25 | 706/2A7A | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 30-Jul-2025 | - |
| 26 | 706/2A7B | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 30-Jul-2025 | - |
| 27 | 706/2B | 0 | 0 | Govt. Others | 01-Jul-2024 | - |

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 28 | 706/3 | 420000/ Acre | 1038000/ Hectare | Dry Garden Land Type -II | 01-Jul-2024 | - |
| 29 | 706/35 | 202/ Square Feet | 2175/ Square Metre | Residential Class III Type - I | 01-Jul-2024 | - |
| 30 | 706/36 | 202/ Square Feet | 2175/ Square Metre | Residential Class III Type - I | 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

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## 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"

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| **Revenue District:** | DINDIGUL | **Revenue Village:** | VEDASANDUR |
| | | **Revenue Taluka:** | VEDASANDUR |

**Below Search results are as on 26-Dec-2025 04:31 PM**

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

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 31 | 706/38 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 32 | 706/39 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 33 | 706/3A | 420000/ Acre | 1038000/ Hectare | Dry Garden Land Type -II | 01-Jul-2024 | - |
| 34 | 706/4 | 420000/ Acre | 1038000/ Hectare | Dry Garden Land Type -II | 01-Jul-2024 | - |
| 35 | 706/40 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 36 | 706/41 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 37 | 706/44 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification | Effective Start Date | G.O.Download |
|---|---|---|---|---|---|---|
| 38 | 706/46A1 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 39 | 706/46A2 | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |
| 40 | 706/46B | 226/ Square Feet | 2435/ Square Metre | Residential Class II Type - I | 01-Jul-2024 | - |

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Cyber Resilence

Cyber Security Incident Reporting

Electronic/Digital Signature facility

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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

**Verified RealEstate**
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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.