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

தமிழ்

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.

Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	KANCHIPURAM JOINT II
Guideline Village:	KOLIVAKKAM	Revenue Village:	KOZHIVAKKAM
Revenue District:	KANCHEEPURAM	Revenue Taluk:	KANCHEEPURAM
Street/Survey Number:	306		

28 items found, displaying 1 to 10.
[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
1	306/10A	100/ Square Feet	1080/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
2	306/10B	100/ Square Feet	1080/ Square Metre	Residential Class I Type - I	01-Jul-2024	-
3	306/11	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
4	306/18	100/ Square Feet	1080/ Square Metre	Residential Class I Type - I	20-Jun-2025	-
5	306/1A1A	500100/ Acre	1236000/ 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
6	306/1A1B	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
7	306/1A1C1	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
8	306/1A1C2	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
9	306/1A1D	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
10	306/1A1E	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-

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No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India 044-24640160

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"

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 22/01/2026

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28 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	306/1A2A1	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	07-Aug-2025	-
12	306/1A2A2	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	07-Aug-2025	-
13	306/1A2B	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
14	306/1A2B1	500100/ Acre	1236000/ 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
15	306/1A2B2	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
16	306/1A2C	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
17	306/1A2D1	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	07-Aug-2025	-
18	306/1A2D2	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	07-Aug-2025	-
19	306/1B1	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands Type - III	01-Jul-2024	-
20	306/1B2B	500100/ Acre	1236000/ Hectare	Dry Maanavari Lands 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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