

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.



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.

nt - Make Payment->Go to CC Request List-Select the corresponding CC Application by clicking Radio button->Click Print CC

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

Search Criteria :

Zone:	Chennai	Sub Registrar Office:	AnnaNagar
Guideline Village:	NADUVAKKARAI	Revenue Village:	-
Revenue District:	-	Revenue Taluk:	-

Below Search results are as on 04-Mar-2026 01:23 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](#)

97 items found, displaying 11 to 20.

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Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	<u>AC- BLOCK,</u> <u>4TH</u> <u>AVENUE 44</u> <u>TO 53, 4951</u> <u>TO 4953</u> <u>MIG FLATS</u>	15900/ Square Feet	171150/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
12	<u>AC- BLOCK,</u> <u>5TH</u> <u>AVENUE</u> <u>4924, 4943</u> <u>TO 4951</u>	14800/ Square Feet	159310/ Square Metre	Mixed Type - I	01-Jul-2024	-
13	<u>AC- BLOCK,</u> <u>6TH MAIN</u> <u>ROAD 4942,</u> <u>4973, 4974,</u>	12600/ Square Feet	135630/ Square Metre	Residential Special Type - I	01-Jul-2024	-

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
	<u>4995,</u> <u>4996,5021</u>					
14	<u>AD-BLOCK</u> <u>10TH MAIN</u> <u>ROAD 2314,</u> <u>2314A,</u> <u>2315, 2321,</u> <u>3349, 3350</u>	12600/ Square Feet	135630/ Square Metre	Residential Special Type - I	01-Jul-2024	-
15	<u>AD- BLOCK,</u> <u>2ND</u> <u>AVENUE C-</u> <u>21 TO C-27</u>	15900/ Square Feet	171150/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
16	<u>AD- BLOCK,</u> <u>4TH</u> <u>AVENUE</u> <u>2322 TO</u> <u>2331</u>	15900/ Square Feet	171150/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
17	<u>AD- BLOCK,</u> <u>5TH</u> <u>AVENUE</u> <u>2331 TO</u> <u>2338, 3335,</u> <u>3662 EAST,</u> <u>CHENNAI</u> <u>102</u>	14800/ Square Feet	159310/ Square Metre	Mixed Type - I	01-Jul-2024	-
18	<u>AD BLOCK</u> <u>5TH STREET</u>	11500/ Square Feet	123790/ Square Metre	Residential Special Type - II	01-Jul-2024	-
19	<u>AE- BLOCK,</u> <u>10TH MAIN</u> <u>ROAD 2266</u> <u>TO 2271,</u> <u>SHOPS</u> <u>2772, 3362</u>	12600/ Square Feet	135630/ Square Metre	Residential Special Type - I	01-Jul-2024	-
20	<u>AE- BLOCK,</u> <u>11TH MAIN</u> <u>ROAD 2245</u> <u>TO 2251,</u> <u>2251A,</u> <u>2252,</u> <u>3362H,</u> <u>3362I</u>	12600/ Square Feet	135630/ Square Metre	Residential Special Type - I	01-Jul-2024	-

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Online Services

Encumbrance Certificate

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Duty and Fees

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User Manual

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Latha Font
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Quick Contact

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

044-24640160

[helpdesk\[at\]tnreginet\[dot\]net](mailto: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.

Best Viewed in Internet Explorer 10.0 and above at resolution 1366 x 768

Last Updated on 22/01/2026

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](#)



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



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

