

RERA Document

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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.

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Draft Gudeline Value

Note: Survey number / Street wise rate can be viewed by clicking the relevant classification

Select Criteria :

☒ Land Classification ☐ Composite

Select Street/Survey

☒ Street ☐ Survey Number

Select Village/Category

☒ Village Wise ☐ Category Wise

Zone:*

Sub Registrar Office:*

Registration Village:*

-Select- ▼	-Select- ▼	-Select- ▼
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47 items found, displaying 1 to 10.

[First/Prev] 1, 2, 3, 4, 5 [Next/Last]

Sr.No.	Street/Survey	Land Classification	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Proposed Land Classification	Proposed Guideline Value(British Value)	Proposed Guideline Value(Metric Value)
1	185/1A	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970
2	185/1B	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970
3	185/1C	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970
4	185/1D	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970
5	185/1E	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970
6	185/1F	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970
7	185/1F1	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970
8	185/1F2A	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970
9	185/1F2B	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970
10	185/1F2C	Residential Class II Type - I	90	970	Residential Class II Type - I	90	970

Online Services	Search	Duty and Fees	Reference	Download	External Links	Legal Information	Quick Contact
Encumbrance Certificate	Stamp Vendor Search/View EC Society Chit Funds Marriage Birth and Death Firm	Duty and Fees	Citizen Charter Tell me How User Manual	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	National Portal Cyber Resilience Cyber Security Incident Reporting Electronic/Digital Signature facility	Terms & Conditions Privacy Policy Hyper Linking Policy Copyright Policy	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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Last Updated on 29/09/2023

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

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

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

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.

