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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Resize Text - + Reset Screen Reader

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:* Chengalpattu

Sub Registrar Office:* Madurandakam

Registration Village:* Melavalam

Survey Number:* 47

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	MELAVALAM	**Revenue Village:**	MELAVALAM
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	MADURANTHAGAM

Below Search results are as on 05-Aug-2025 09:25 PM

62 items found, displaying 1 to 10.
[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
1	47/10	300/ Square Feet	3230/ Square Metre	Commercial Class I 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
2	47/101	3500000/ Acre	8648500/ Hectare	Dry Special Type - III	11-Jun-2025	-
3	47/107	3500000/ Acre	8648500/ Hectare	Dry Special Type - III	09-Jan-2025	-
4	47/11	300/ Square Feet	3230/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
5	47/118	3500000/ Acre	8648500/ Hectare	Dry Special Type - III	27-Mar-2025	-
6	47/119	3500000/ Acre	8648500/ Hectare	Dry Special Type - III	27-Mar-2025	-
7	47/12	300/ Square Feet	3230/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
8	47/13	300/ Square Feet	3230/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-
9	47/136	3500000/ Acre	8648500/ Hectare	Dry Special Type - III	28-Apr-2025	-
10	47/14	300/ Square Feet	3230/ Square Metre	Commercial Class I Type - I	01-Jul-2024	-

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Marriage
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Duty and Fees

Duty and Fees

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Tell me How
User Manual

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Latha Font
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Electronic/Digital Signature facility

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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"

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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Zone:* Chengalpattu

Sub Registrar Office:* Madurandakam

Registration Village:* Melavalam

Survey Number:* 42

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	MELAVALAM	**Revenue Village:**	MELAVALAM
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	MADURANTHAGAM

Below Search results are as on 05-Aug-2025 09:24 PM

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	42/1A1	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands 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
2	42/1A2A2	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
3	42/1A2B	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
4	42/1A2C	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
5	42/1A2D1	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands Type - I	17-Mar-2025	-
6	42/1A2D2	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands Type - I	17-Mar-2025	-
7	42/1B	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-
8	42/1C1	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands Type - I	17-Mar-2025	-
9	42/1C2	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands Type - I	17-Mar-2025	-
10	42/1D	2000000/ Acre	4942000/ Hectare	Dry Maanavari Lands Type - I	01-Jul-2024	-

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Rupee Symbol
Cyber Security Awareness
Safe and Ethical AI
TamilNadu Blockchain Policy
Cyber Security Policy

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Last Updated on 29/09/2023

TOTAL PROJECT COST

1)LAND COST		**- Rs. 2,25,00,000.00**
2)STAMP AND REGI. FEES, LABOUR CHARGE		**- Rs. 2,25,000.00**
3)SITE DEVELOPMENT CHARGE		**- Rs. 30,10,000.00**
4)DTCP & LOAL BODY FEES		**- Rs. 5,68,500.00**
	TOTAL	**- Rs. 2,63,03,500.00**

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
3/350/2 Mettukuppam,
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Chennai 600 097, India
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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.