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RE REGULATORY RECORD

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

பதிவுத்துறை
REGISTRATION DEPARTMENT

SUTHANTHIRA THIRUNAAL ANUBHA PERUVIZHA TAMIL NADU
சுதந்திரத் திருநாள் அமுதப் பெருவிழா

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(Monday to Friday 10 AM to 5.45 PM, excluding Government holidays)

For queries related to software, please contact:
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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:*	Sub Registrar Office:*
Cuddalore	Avarapakkam

Registration Village:*	Survey Number:*
AVARAPAKKAM	13

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Search Reset

Search Criteria :

Zone:	CUDDALORE	**Sub Registrar Office:**	AVARAPAKKAM
Guideline Village:	AVARAPAKKAM		
Revenue District:		**Revenue Village:**	
		Revenue Taluka:	

Below Search results are as on 06-Jun-2025 07:18 PM

12 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	13/10	400000/ Acre	988500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
2	13/11	400000/ Acre	988500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
3	13/1A	-	-	Refer Street Value	01-Jul-2024	-
4	13/1B	350/ Square Feet	3770/ Square Metre	Residential Class IV Type - III	01-Jul-2024	-
5	13/2	-	-	Refer Street Value	01-Jul-2024	-
6	13/3	350/ Square Feet	3770/ Square Metre	Residential Class IV Type - III	01-Jul-2024	-
7	13/4	350/ Square Feet	3770/ Square Metre	Residential Class IV Type - III	01-Jul-2024	-
8	13/5	350/ Square Feet	3770/ Square Metre	Residential Class IV Type - III	01-Jul-2024	-
9	13/6	400000/ Acre	988500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-

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Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
10	13/7	350/ Square Feet	3770/ Square Metre	Residential Class IV Type - III	01-Jul-2024	-

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Zone:*	Sub Registrar Office:*
Cuddalore	Avarapakkam

Registration Village:*	Survey Number:*
AVARAPAKKAM	13

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Search Reset

Search Criteria :

Zone:	CUDDALORE	**Sub Registrar Office:**	AVARAPAKKAM
Guideline Village:	AVARAPAKKAM		
Revenue District:		**Revenue Village:**	
		Revenue Taluka:	

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12 items found, displaying 11 to 12.
[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
11	13/8	350/ Square Feet	3770/ Square Metre	Residential Class IV Type - III	01-Jul-2024	-
12	13/9	400000/ Acre	988500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-

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Registration Village:*	Survey Number:*
AVARAPAKKAM	14

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Search Reset

Search Criteria :

Zone:	CUDDALORE	**Sub Registrar Office:**	AVARAPAKKAM
Guideline Village:	AVARAPAKKAM		
Revenue District:		**Revenue Village:**	
		Revenue Taluka:	

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10 items found, displaying all items.
1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	14/1	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
2	14/10	-	-	Refer Street Value	01-Jul-2024	-
3	14/2	-	-	Refer Street Value	01-Jul-2024	-
4	14/3	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
5	14/4	400000/ Acre	988500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
6	14/5	400000/ Acre	988500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
7	14/6	400000/ Acre	988500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
8	14/7	400000/ Acre	988500/ Hectare	Dry Well Irrigaiton Type - III	01-Jul-2024	-
9	14/8	650000/ Acre	1606500/ Hectare	Wet Lake Irrigation	01-Jul-2024	-

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Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
10	14/9	-	-	Double Crop Type - I Refer Street Value	01-Jul-2024	-

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Cuddalore	Avarapakkam

Registration Village:*	Survey Number:*
AVARAPAKKAM	15

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Search Reset

Search Criteria :

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Guideline Village:	AVARAPAKKAM		
Revenue District:		**Revenue Village:**	
		Revenue Taluka:	

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10 items found, displaying all items.
1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	15/1A	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
2	15/1B	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
3	15/2	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
4	15/3	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
5	15/4	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
6	15/5	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
7	15/6	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation	01-Jul-2024	-

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Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
				Double Crop Type - II		
8	15/7	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
9	15/8	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	01-Jul-2024	-
10	15/9	600000/ Acre	1483000/ Hectare	Wet Lake Irrigation Double Crop Type - II	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
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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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