Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	THIRUPORUR
Guideline Village:	NELLLIKUPPAM	**Revenue Village:**	NELLIKUPPAM
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	THIRUPORUR

Below Search results are as on 19-Aug-2025 09:11 AM

86 items found, displaying 21 to 30.
[First/Prev] 1, 2, **3**, 4, 5, 6, 7, 8 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O
21	302/1A2	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
22	302/1B1A	3500100/ Acre	8649000/ Hectare	Dry Well Irrigaiton Type - I	13-Dec-2024	-
23	302/1B1B	3500100/ Acre	8649000/ Hectare	Dry Well Irrigaiton Type - I	13-Dec-2024	-
24	302/1B2	3500100/ Acre	8649000/ Hectare	Dry Well Irrigaiton Type - I	02-Jul-2024	-
25	302/2	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
26	302/3A2	500/ Square Feet	5385/ Square Metre	Residential Special Type - II	01-Jul-2024	-
27	302/3B	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
28	302/3C1A	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	29-Apr-2025	-
29	302/3C1B	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	29-Apr-2025	-
30	302/3C2	3500100/ Acre	8649000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	THIRUPORUR
Guideline Village:	NELLLIKUPPAM	**Revenue Village:**	NELLIKUPPAM
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	THIRUPORUR

Below Search results are as on 19-Aug-2025 09:13 AM

86 items found, displaying 31 to 40.
[First/Prev] 1, 2, 3, **4**, 5, 6, 7, 8 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.D
31	302/3C3	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
32	302/3C4	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
33	302/3C5	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
34	302/4B2	500/ Square Feet	5385/ Square Metre	Residential Special Type - II	01-Jul-2024	-
35	302/4B2A1A	-	-	Refer Street Value	01-Jul-2024	-
36	302/4B2A2	-	-	Refer Street Value	01-Jul-2024	-
37	302/4B2A3	-	-	Refer Street Value	01-Jul-2024	-
38	302/5A1A1	500/ Square Feet	5385/ Square Metre	Residential Special Type - II	01-Jul-2024	-
39	302/5A1B	500/ Square Feet	5385/ Square Metre	Residential Special Type - II	01-Jul-2024	-
40	302/5A2	500/ Square Feet	5385/ Square Metre	Residential Special Type - II	01-Jul-2024	-

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	THIRUPORUR
Guideline Village:	NELLLIKUPPAM	**Revenue Village:**	NELLIKUPPAM
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	THIRUPORUR

Below Search results are as on 19-Aug-2025 09:15 AM

158 items found, displaying 121 to 130.
[First/Prev] 9, 10, 11, 12, **13**, 14, 15, 16 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.D
121	303/39	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
122	303/3A	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
123	303/3B	3500100/ Acre	8649000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
124	303/40	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
125	303/41	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
126	303/4A	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
127	303/4B	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
128	303/56	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
129	303/57	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
130	303/60	500/ Square Feet	5385/ Square Metre	Residential Special Type - II	01-Jul-2024	-

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	THIRUPORUR
Guideline Village:	NELLLIKUPPAM	**Revenue Village:**	NELLIKUPPAM
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	THIRUPORUR

Below Search results are as on 19-Aug-2025 09:14 AM

158 items found, displaying 101 to 110.
[First/Prev] 7, 8, 9, 10, **11**, 12, 13, 14 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Dow
101	303/2B3F	-	-	Refer Street Value	01-Jul-2024	-
102	303/2B3G	-	-	Refer Street Value	01-Jul-2024	-
103	303/2B3H	-	-	Refer Street Value	01-Jul-2024	-
104	303/2B4A1	-	-	Refer Street Value	01-Jul-2024	-
105	303/2B4B	-	-	Refer Street Value	01-Jul-2024	-
106	303/2C1	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
107	303/2C2	3000000/ Acre	7413000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
108	303/2D1A1A1	-	-	Refer Street Value	13-Jan-2025	-
109	303/2D2B	-	-	Refer Street Value	01-Jul-2024	-
110	303/2D2C	-	-	Refer Street Value	01-Jul-2024	-

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
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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.