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,
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DIGITALLY VERIFIED RECORD

Guide Value Search

Search definition:

Zone:	Cuddalore	Sub-Registrar's Office:	MARAKKANAM
Guide Village:	KOLATHUR	Revenue Village:	Kolathur
Revenue District:	Villupuram	Revenue Circle:	Marakkanam
Street/Field Number:	9		

There are 12 species, ranging from 1 to 10. Visually

[First/Previous] **1**, 2 [Next/Last]

Serial Number	Field Number/Subdivision Number	Guide value (₹) (British value)	Guide value (₹) (metric value)	Classification of land	Start Date	Download Government Orders
1	9/0	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
2	9/1	300000/ acre	741500/ Hectare	Punjai Rainfed Lands Category - I	01-Jul-2024	-
3	9/10	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
4	9/2	250000/ acre	618000/ Hectare	Dry rainfed lands Category - II	01-Jul-2024	-
5	9/3A	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
6	9/3B2	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	16-Dec-2024	-
7	9/4	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
8	9/5	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
9	9/7A	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
10	9/7B2	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	16-Dec-2024	-

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Zone:	**Cuddalore**	Sub-Registrar's Office:	**MARAKKANAM**
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Revenue District:	**Villupuram**	Revenue Circle:	**Marakkanam**
Street/Field Number:	**9**		

There are 12 species, including 11 to 12. Visually

[First/Previous] 1, **2** [Next/Last]

Serial Number	Field Number/Subdivision Number	Guide value (₹) (British value)	Guide value (₹) (metric value)	Classification of land	Start Date	Download Government Orders
11	9/8	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
12	9/9	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-

Guide Value Search

Search definition:

Zone:	**Cuddalore**	Sub-Registrar's Office:	**MARAKKANAM**
Guide Village:	**KOLATHUR**	Revenue Village:	**Kolathur**
Revenue District:	**Villupuram**	Revenue Circle:	**Marakkanam**
Street/Field Number:	**12**		

There are 25 species, ranging from 1 to 10. Viewable

[first/previous] **1**, 2, 3 [next/last]

Serial Number	Field Number/Subdivision Number	Guide value (₹) (British value)	Guide value (₹) (metric value)	Classification of land	Start Date	Download Government Orders
1	12/10B	250000/ acre	618000/ Hectare	Dry rainfed lands Category - II	23-Nov-2025	-
2	12/11	0	0	View Street Value	22-Jan-2026	-
3	12/13	0	0	View Street Value	21-Jan-2026	-
4	12/19	0	0	View Street Value	01-Feb-2026	-
5	12/1A1	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Apr-2025	-
6	12/1A2	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Apr-2025	-
7	12/1B	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
8	12/1C	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
9	12/2	0	0	Government Lands - Miscellaneous Poramboke	01-Jul-2024	-
10	12/3A	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-

Guide Value Search

Search definition:

Zone:	**Cuddalore**	Sub-Registrar's Office:	**MARAKKANAM**
Guide Village:	**KOLATHUR**	Revenue Village:	**Kolathur**
Revenue District:	**Villupuram**	Revenue Circle:	**Marakkanam**
Street/Field Number:	**12**		

There are 25 species, ranging from 1 to 10. Viewable

[first/previous] **1**, 2, 3 [next/last]

Serial Number	Field Number/Subdivision Number	Guide value (₹) (British value)	Guide value (₹) (metric value)	Classification of land	Start Date	Download Government Orders
1	12/10B	250000/ acre	618000/ Hectare	Dry rainfed lands Category - II	23-Nov-2025	-
2	12/11	0	0	View Street Value	22-Jan-2026	-
3	12/13	0	0	View Street Value	21-Jan-2026	-
4	12/19	0	0	View Street Value	01-Feb-2026	-
5	12/1A1	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Apr-2025	-
6	12/1A2	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Apr-2025	-
7	12/1B	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
8	12/1C	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
9	12/2	0	0	Government Lands - Miscellaneous Poramboke	01-Jul-2024	-
10	12/3A	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-

Guide Value Search

Search definition:

Zone:	Cuddalore	Sub-Registrar's Office:	MARAKKANAM
Guide Village:	KOLATHUR	Revenue Village:	Kolathur
Revenue District:	Villupuram	Revenue Circle:	Marakkanam
Street/Field Number:	12		

There are 25 species, of which 11 to 20. Visually

[first/previous] 1, 2, 3 [next/last]

Serial Number	Field Number/Subdivision Number	Guide value (₹) (British value)	Guide value (₹) (metric value)	Classification of land	Start Date	Download Government Orders
11	12/3B1A1	0	0	View Street Value	01-Feb-2026	-
12	12/4A1	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Apr-2025	-
13	12/4A2	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Apr-2025	-
14	12/4B	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
15	12/4C1	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Apr-2025	-
16	12/4C2	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Apr-2025	-
17	12/5	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
18	12/6A2	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	12-Dec-2024	-
19	12/6B1	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	12-Dec-2024	-
20	12/6C2A	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	30-Jun-2025	-

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Zone:	Cuddalore	Sub-Registrar's Office:	MARAKKANAM
Guide Village:	KOLATHUR	Revenue Village:	Kolathur
Revenue District:	Villupuram	Revenue Circle:	Marakkanam
Street/Field Number:	12		

There are 25 species, ranging from 21 to 25. Viewable

[First/Previous] 1, 2, 3 [Next/Last]

Serial Number	Field Number/Subdivision Number	Guide value (₹) (British value)	Guide value (₹) (metric value)	Classification of land	Start Date	Download Government Orders
21	12/6C2B	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	30-Jun-2025	-
22	12/7A	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2024	-
23	12/8B1	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2025	-
24	12/8B2	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	01-Jul-2025	-
25	12/9B	800000/ Acres	1977000/ Hectare	Dry Well Irrigation Type - I	30-Jun-2025	-

Front Page

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

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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.