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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DIGITALLY VERIFIED RECORD

Guide value and property valuation

The department's website provides a guide to the value details for 2.19 lakh streets and 4.46 crore field numbers/subdivision numbers.

To evaluate a property located on a street, click on the relevant street in the list of streets.

Start Date: 1-7-2024 **End Date:** Until further notice

Click here to know your zone and district.

Guide value details for viewing:

○ Street ◉ Field number ○ Added value

Search definition:

○ Land Classification Board.. ◉ By field number

Region: * Vellore

Sub-Registrar's Office: * 2nd Deputy Registrar

Registration Village: * The papandhas

Field number: * 31

Search Reset

Search definition:

Zone:	VELLORE	**Sub-Registrar's Office:**	2nd Deputy Registrar
Guide Village:	The papandhas	**Revenue Village:**	Pappanthangal
Revenue District:	Tiruvannamalai	**Revenue Circle:**	Will do

The search results below are current as of 15-Jul-2025, 03:27 PM.

There are 30 species, of which 21 to 30 are visible.
[First / Previous] 1 , 2 , **3** [Next/Last]

Serial number	Field number/subsection number	Guide value (₹) (British value)	Guide Value (₹) (Metric Value)	Classification of land	Effective Start Date	GODownload
21	31/52	100/square foot	1080/square meter	Residential Area Grade - II Category - I	01-Jul-2024	-
22	31/53	100/square foot	1080/square meter	Residential Area Grade - II Category - I	01-Jul-2024	-
23	31/54	100/square foot	1080/square meter	Residential Area Grade - II Category - I	01-Jul-2024	-
24	31/59	100/square foot	1080/square meter	Residential Area Grade - II Category - I	01-Jul-2024	-
25	31/69	100/square foot	1080/square meter	Residential Area Grade - II Category - I	01-Jul-2024	-
26	31/6A1	500000/acre	1235500/ hectare	Punjai Rainfed Lands Category - I	01-Jul-2025	-
27	31/6A2	500000/acre	1235500/ hectare	Punjai Rainfed Lands Category - I	01-Jul-2025	-
28	31/6B	60/square foot	645/square meter	Residential Area Grade - I Category - I	01-Jul-2024	-
29	31/72	100/square foot	1080/square meter	Residential Area Grade - II Category - I	01-Jul-2024	-
30	31/73	100/square foot	1080/square meter	Residential Area Grade - II Category - I	09-Oct-2024	-

Return to main menu

Villain's evidence

Stamp seller
Searching/Viewing a Certificate of Inheritance
Association
Card funds
Marriage
Birth and death

Tolls and fees

Citizens' Charter
Tell me how.
User Manual

Application forms
Circulars
Latha script
Typewriter Interface Tool
Typewriter Interface Manual
Rupee symbol
Cyber Security Awareness
Safe and Ethical AI
TamilNadu Blockchain Policy
Cyber Security Policy

National website
Cyber Resilience
Cyber Security Incident Reporting
Electronic/Digital Signature facility

Terms and Conditions
Privacy Policy
Hyperlink policy
Copyright Policy

Address:
No.100, Santhome Highway, Chennai-600028, Tamil Nadu, India
Phone: 044-24640160
Email: helpdesk[at]tnreginet[dot]net

"It is illegal to give or receive a bribe. Complaints regarding bribery should be reported in person or by telephone to: Director, Vigilance and Anti-Corruption Department, No. 293, MKN Road, Alandur, Chennai - 16 or Local Anti-Corruption Officer. Website: www.dvac.tn.gov.in "
Telephone numbers: (044) 22310989/22321090/22321085/22342142; Fax: 044-22321005.
"For election related details www.elections.tn.gov.in "

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Last updated on 29/09/2022

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.