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

Guideline Search

Search Criteria :

Zone:	VELLORE	Sub Registrar Office:	
Guideline Village:	SHOLINGHUR	Revenue Village:	
Revenue District:	RANIPET	Revenue Taluka:	
Street/Survey Number:	714		

46 items found, displaying 11 to 20.
[First/Prev] 1, **2**, 3, 4, 5 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
11	714/1A1	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	15-Nov-2024
12	714/1A1A	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
13	714/1A1B	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
14	714/1A1C	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
15	714/1A1D	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
16	714/1A2	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	15-Nov-2024
17	714/1A2A	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
18	714/1A2B	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
19	714/1A2C	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
20	714/1A3	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	15-Nov-2024

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Guideline Search

Search Criteria :

Zone:	VELLORE	Sub Registrar Office:	
Guideline Village:	SHOLINGHUR	Revenue Village:	
Revenue District:	RANIPET	Revenue Taluka:	
Street/Survey Number:	715		

71 items found, displaying 51 to 60.
[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
51	715/4A2	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
52	715/4A3	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
53	715/4B	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	15-Nov-2024
54	715/4B1	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
55	715/5	0	0	Govt. Others	01-Jul-2024
56	715/50	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
57	715/51	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
58	715/52	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
59	715/53	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025
60	715/54	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025

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Guideline Search

Search Criteria :

Zone:	VELLORE	Sub Registrar Office:	SHOLINGAR
Guideline Village:	SHOLINGHUR	Revenue Village:	SHOLINGHUR
Revenue District:	RANIPET	Revenue Taluka:	SHOLINGHUR
Street/Survey Number:	715		

71 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.Download
31	715/38	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025	-
32	715/39	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025	-
33	715/3A	300/ Square Feet	3230/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
34	715/3B1	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	15-Nov-2024	-
35	715/3B1A	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025	-
36	715/3B2	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	15-Nov-2024	-
37	715/3B3	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	15-Nov-2024	-
38	715/3B3A	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025	-
39	715/40	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025	-
40	715/41	5000000/ Acre	12355000/ Hectare	Wet Abutting Residential Areas Type - I	16-Jun-2025	-

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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
/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.