

RE

REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.



பதிவுத்துறை
REGISTRATION DEPARTMENT



SUBHANTHRA THIRUNAGAL KANJANA PERUVUDHA
TAMIL NADU

For Complaints and Clarifications,
please contact:
**9498452110 / 9498452120 /
9498452130**
(Monday to Friday 10 AM to 5.45 PM,
excluding Government holidays)

For queries related to software,
please contact:
1800 102 5174
(Monday to Friday 8 AM to 8 PM,
Saturday 10 AM to 5 PM excluding
Government holidays)

The information provided Online is updated and no physical visit is required for the Services provided Online.

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:*

Chengalpattu

▼

Sub Registrar Office:*

Tambaram Joint 1

▼

Registration Village:*

Agaramthen

▼

Survey Number:*

35

Search

Reset

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	TAMBARAM JOINT 1
Guideline Village:	AGARAMTHEN	Revenue Village:	AKARABN THEN
Revenue District:	CHENGALPATTU	Revenue Taluka:	TAMBARAM

Below Search results are as on 09-Sep-2025 01:27 PM

6 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	35/0	-	-	Refer Street Value	01-Jul-2024	-
2	35/1A	7150000/ Acre	17668000/ Hectare	Wet Lake Irrigation Single Crop Type - I	25-Aug-2025	-
3	35/1B	7150000/ Acre	17668000/ Hectare	Wet Lake Irrigation Single Crop Type - I	25-Aug-2025	-
4	35/2A	7150000/ Acre	17668000/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
5	35/2B	7150000/ Acre	17668000/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
6	35/3	7150000/ Acre	17668000/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

Go Back To Main Menu

Online Services

Encumbrance
Certificate

Search

Stamp
Vendor
Search/View
EC
Society
Chit Funds
Marriage
Birth and
Death
Firm

Duty and Fees

Duty and
Fees

Reference

Citizen
Charter
Tell me How
User Manual

Download

Utility Forms
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Latha Font
Typewriter
Interface Tool
Typewriter
Interface
Manual
Rupee
Symbol
Cyber
Security
Awareness
Safe and
Ethical AI
TamilNadu
Blockchain
Policy
Cyber
Security
Policy

External Links

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

Legal Information

Terms &
Conditions
Privacy Policy
Hyper Linking
Policy
Copyright Policy

Quick Contact

Address:
No.100, Santhome High Road,
Chennai-600028, Tamil Nadu,
India
Telephone: 044-24640160
E-mail:
helpdesk[at]tnreginet[dot]net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption,

No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website: www.dvac.tn.gov.in"

Phone Nos:(044) 22310989/22321090/22321085/22342142; FAX: 044-22321005.

"For Election Related Information : www.elections.tn.gov.in"

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

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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](#)



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



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

