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

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+91 9996 12 9996
verified.realestate

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 Search

Search Criteria :

Zone:	CHENNAI	**Sub Registrar Office:**	ARANI_TIRUVALLUR
Guideline Village:	VADAMADURAI-1	**Revenue Village:**	VADAMADURAI
Revenue District:	TIRUVALLUR	**Revenue Taluka:**	UTHUKOTTAI
Street/Survey Number:	359		

4 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	359/1	1800000/ Acre	4448000/ Hectare	Wet Well Irrigation Double Crop Type - I	01-Jul-2024	-
2	359/2	500/ Square Feet	5385/ Square	Residential Special Type - III	07-Feb-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
			Metre			
3	359/3	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Feb-2025	-
4	359/4	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Feb-2025	-

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REGISTRATION DEPARTMENT

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Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	ARANI_TIRUVALLUR
Guideline Village:	VADAMADURAI-1	Revenue Village:	VADAMADURAI
Revenue District:	TIRUVALLUR	Revenue Taluka:	UTHUKOTTAI
Street/Survey Number:	360		

3 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	360/1	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Feb-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
2	360/2	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Feb-2025	-
3	360/3	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Feb-2025	-

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Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	ARANI_TIRUVALLUR
Guideline Village:	VADAMADURAI-1	Revenue Village:	VADAMADURAI
Revenue District:	TIRUVALLUR	Revenue Taluka:	UTHUKOTTAI
Street/Survey Number:	361		

10 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	361/1	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Mar-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
2	361/2A	1800000/ Acre	4448000/ Hectare	Wet Well Irrigation Double Crop Type - I	22-Oct-2024	-
3	361/2B	1800000/ Acre	4448000/ Hectare	Wet Well Irrigation Double Crop Type - I	22-Oct-2024	-
4	361/3	0	0	Govt. Others	01-Jul-2024	-
5	361/4	0	0	Govt. Others	01-Jul-2024	-
6	361/5A1A	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
7	361/5A1B	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
8	361/5A2	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
9	361/5B	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
10	361/5C	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-

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

	Birth and Death Firm	Cyber Security Awareness Safe and Ethical AI TamilNadu Blockchain Policy Cyber Security Policy	

"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"

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Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	ARANI_TIRUVALLUR
Guideline Village:	VADAMADURAI-1	Revenue Village:	VADAMADURAI
Revenue District:	TIRUVALLUR	Revenue Taluka:	UTHUKOTTAI
Street/Survey Number:	362		

One item found.
1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	362/0	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Feb-2025	-

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Guideline Village:	VADAMADURAI-1	Revenue Village:	VADAMADURAI
Revenue District:	TIRUVALLUR	Revenue Taluka:	UTHUKOTTAI
Street/Survey Number:	363		

One item found.
1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	363/0	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Feb-2025	-

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"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"

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Guideline Village:	VADAMADURAI-1	Revenue Village:	VADAMADURAI
Revenue District:	TIRUVALLUR	Revenue Taluka:	UTHUKOTTAI
Street/Survey Number:	364		

9 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	364/1	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Feb-2025	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
2	364/2A1A1A1	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
3	364/2A1A2	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
4	364/2A1B	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
5	364/2A2	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
6	364/2B	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
7	364/3	500/ Square Feet	5385/ Square Metre	Residential Special Type - III	07-Feb-2025	-
8	364/4	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-
9	364/5	200/ Square Feet	2155/ Square Metre	Residential Class II Type - II	01-Jul-2024	-

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Birth and	Interface Manual		
Death	Rupee Symbol		
Firm	Cyber Security		
	Awareness		
	Safe and Ethical AI		
	TamilNadu		
	Blockchain Policy		
	Cyber Security		
	Policy		

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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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