

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.



பதிவுத்துறை
REGISTRATION DEPARTMENT



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.

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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:*

Sub Registrar Office:*

Chennai

Avadi

Registration Village:*

Survey Number:*

KUTHAMPAKKAM

365

Search

Reset

Search Criteria :

Zone: CHENNAI Sub AVADI
Guideline KUTHAMPAKKAM Registrar
Village: Office:
Revenue TIRUVALLUR Revenue KUTHAMBAKKAM
District: Revenue POONAMALLEE
Taluka:

Below Search results are as on 28-Jun-2025 04:30 PM

5 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	365/1A	2500000/ Acre	6177500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
2	365/1B	2500000/ Acre	6177500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
3	365/2A2	2500000/ Acre	6177500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
4	365/2A3	2500000/ Acre	6177500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-
5	365/2B	2500000/ Acre	6177500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

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Online Services

Encumbrance Certificate

Search

- Stamp Vendor
- Search/View EC
- Society
- Chit Funds
- Marriage



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☐ Street ☒ Survey Number ☐
Composite Value

Select Criteria :

☐ Category Wise ☒ Survey Number
Wise

Zone:*

Sub Registrar Office:*

Chennai

Avadi

Registration Village:*

Survey Number:*

KUTHAMPAKKAM

366

Search

Reset

Search Criteria :

Zone:

CHENNAI

Sub

AVADI

Guideline

KUTHAMPAKKAM

Registrar

Village:

Office:

Revenue

TIRUVALLUR

Revenue

KUTHAMBAKKAM

District:

Village:

Revenue

POONAMALLEE

Taluka:

Below Search results are as on 28-Jun-2025 04:31 PM

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	<u>366/0</u>	2500000/ Acre	6177500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

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- Birth and Death
- Firm

Duty and Fees

Duty and Fees

Reference

- Citizen Charter
- Tell me How
- User Manual

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View Guideline value for:

☐ Street ☒ Survey Number ☐
Composite Value

Select Criteria :

☐ Category Wise ☒ Survey Number
Wise

Zone:*

Chennai ▼

Sub Registrar Office:*

Avadi ▼

Registration Village:*

KUTHAMPAKKAM ▼

Survey Number:*

367

Search

Reset

Search Criteria :

Zone:

CHENNAI

Sub

AVADI

Guideline

KUTHAMPAKKAM

Registrar

Village:

Office:

Revenue

TIRUVALLUR

Revenue

KUTHAMBAKKAM

District:

Village:

Revenue

POONAMALLEE

Taluka:

Below Search results are as on 28-Jun-2025 04:32 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	367/1A	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
2	367/1B	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
3	367/1C	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
4	367/1D	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
5	367/2	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
6	367/3	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-

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Society

Chit Funds

Marriage

Birth and Death



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☐ Street ☒ Survey Number ☐
Composite Value

Select Criteria :

☐ Category Wise ☒ Survey Number
Wise

Zone:*

Sub Registrar Office:*

Chennai

Avadi

Registration Village:*

Survey Number:*

KUTHAMPAKKAM

368

Search

Reset

Search Criteria :

Zone: CHENNAI Sub AVADI
Guideline KUTHAMPAKKAM Registrar
Village: Office:
Revenue TIRUVALLUR Revenue KUTHAMBAKKAM
District: Taluka: POONAMALLEE

Below Search results are as on 28-Jun-2025 04:32 PM

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	<u>368/0</u>	2500000/ Acre	6177500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

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Duty and Fees

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Composite Value

Select Criteria :

☐ Category Wise ☒ Survey Number
Wise

Zone:*

Sub Registrar Office:*

Chennai

Avadi

Registration Village:*

Survey Number:*

KUTHAMPAKKAM

369

Search

Reset

Search Criteria :

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Village: Office:
Revenue TIRUVALLUR Revenue KUTHAMBAKKAM
District: Taluka: POONAMALLEE

Below Search results are as on 28-Jun-2025 04:33 PM

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	<u>369/0</u>	2500000/ Acre	6177500/ Hectare	Wet Lake Irrigation Single Crop Type - I	01-Jul-2024	-

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☐ Category Wise ☒ Survey Number
Wise

Zone:*

Chennai ▼

Sub Registrar Office:*

Avadi ▼

Registration Village:*

KUTHAMPAKKAM ▼

Survey Number:*

370

Search

Reset

Search Criteria :

Zone: CHENNAI Sub AVADI
Guideline KUTHAMPAKKAM Registrar
Village: Office:
Revenue TIRUVALLUR Revenue KUTHAMBAKKAM
District: Revenue POONAMALLEE
Taluka:

Below Search results are as on 28-Jun-2025 04:33 PM

14 items found, displaying 1 to 10.
[First/Prev] 1, 2 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	370/1A	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	13-May-2025	-
2	370/1B	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	13-May-2025	-
3	370/2A	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
4	370/2B	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
5	370/2C	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
6	370/3	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
7	370/4	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
8	370/5A1	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
9	370/5A2	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-
10	370/5AB	4000000/ Acre	9884000/ Hectare	Dry Well Irrigaiton Type - I	01-Jul-2024	-

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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

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

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

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.

