

RE REGULATORY RECORD

# RERA Document

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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**  
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## Guideline Search

### Search Criteria :

|                       |               |                       |               |
|-----------------------|---------------|-----------------------|---------------|
| Zone:                 | CHENNAI       | Sub Registrar Office: | KUNRATHUR     |
| Guideline Village:    | KANNAMPALAYAM | Revenue Village:      | KANNAPPALAYAM |
| Revenue District:     | TIRUVALLUR    | Revenue Taluka:       | POONAMALLEE   |
| Street/Survey Number: | 61            |                       |               |

7 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      | 61/1A                  | 19800000/<br>Acre                   | 48926000/<br>Hectare               | Wet Special Type - I | 01-Jul-2024          | -            |
| 2      | 61/1B                  | 19800000/<br>Acre                   | 48926000/<br>Hectare               | Wet Special Type - I | 01-Jul-2024          | -            |

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification  | Effective Start Date | G.O.Download |
|--------|------------------------|-------------------------------------|------------------------------------|----------------------|----------------------|--------------|
| 3      | 61/1C                  | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 01-Jul-2024          | -            |
| 4      | 61/2                   | 0                                   | 0                                  | Govt. Channel        | 01-Jul-2024          | -            |
| 5      | 61/2                   | 0                                   | 0                                  | Govt. Channel        | 01-Jul-2024          | -            |
| 6      | 61/3A                  | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 01-Jul-2024          | -            |
| 7      | 61/3B                  | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 01-Jul-2024          | -            |

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## Online Services

Encumbrance  
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### Search

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### Duty and Fees

Duty and  
Fees

### Reference

Citizen  
Charter  
Tell me How  
User Manual

### Download

Utility Forms  
Circulars  
Latha Font  
Typewriter  
Interface Tool  
Typewriter  
Interface Manual  
Rupee Symbol  
Cyber Security  
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TamilNadu  
Blockchain Policy  
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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](http://www.dvac.tn.gov.in)"

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

"For Election Related Information : [www.elections.tn.gov.in](http://www.elections.tn.gov.in)"

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Last Updated on 29/09/2023



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| Revenue District:     | TIRUVALLUR    | Revenue Taluka:       | POONAMALLEE   |
| Street/Survey Number: | 55            |                       |               |

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      | 55/1A                  | 19800000/<br>Acre                   | 48926000/<br>Hectare               | Wet Special Type - I | 09-Dec-2024          | -            |
| 2      | 55/1B                  | 19800000/<br>Acre                   | 48926000/<br>Hectare               | Wet Special Type - I | 09-Dec-2024          | -            |

| Sr.No. | Survey/Subdivision No. | Guideline Value (₹) (British Value) | Guideline Value (₹) (Metric Value) | Land Classification  | Effective Start Date | G.O.Download |
|--------|------------------------|-------------------------------------|------------------------------------|----------------------|----------------------|--------------|
| 3      | 55/1C                  | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 09-Dec-2024          | -            |
| 4      | 55/2A                  | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 09-Dec-2024          | -            |
| 5      | 55/2B                  | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 09-Dec-2024          | -            |
| 6      | 55/2C                  | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 09-Dec-2024          | -            |
| 7      | 55/2D                  | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 09-Dec-2024          | -            |
| 8      | 55/3A1                 | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 30-Sep-2024          | -            |
| 9      | 55/3A2                 | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 30-Sep-2024          | -            |
| 10     | 55/3B                  | 19800000/ Acre                      | 48926000/ Hectare                  | Wet Special Type - I | 01-Jul-2024          | -            |

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Circulars  
Latha Font  
Typewriter  
Interface Tool  
Typewriter  
Interface Manual  
Rupee Symbol  
Cyber Security  
Awareness  
Safe and Ethical AI

## External Links

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Cyber Resilience  
Cyber Security  
Incident Reporting  
Electronic/Digital  
Signature facility

## Legal Information

Terms &  
Conditions  
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## REGISTRATION DEPARTMENT

**From**

Sub Registrar  
Kundrathur  
Chennai - 600 069

**To**

The Member Secretary,  
Chennai Metropolitan Development Authority,  
No.1 Gandhi Irwin Road, Egmore,  
Chennai 600 008

**Letter No. 348 /2025 Dated: 29.04.2025**

Sub : Guideline Value Sub-Registrar's Office, Kundrathur,  
Kannapalayam Village - Survey Nos.55/1B, 1C, 2A, 3A2, 3B,  
61/1A, 1B & 63/2A - Guideline value furnishing - Reg.

Ref : Letter No. Layout - 1/0002/2025

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With reference to your letter cited, I am to submit that the guideline value of Survey Nos.55/1B, 1C, 2A, 3A2, 3B, 61/1A, 1B & 63/2A of Kannapalayam Village, urban GLV nearby area within the village is given below.

| S.No. | Village      | Survey No. / Street | Guideline Value per Acre |
|-------|--------------|---------------------|--------------------------|
| 1     | Kannapalayam | Survey No 55/1B     | Rs.1,98,00,000/ Acre     |
| 2     |              | Survey No 55/1C     | Rs.1,98,00,000/ Acre     |
| 3     |              | Survey No 55/2A     | Rs.1,98,00,000/ Acre     |
| 4     |              | Survey No 55/3A2    | Rs.1,98,00,000/ Acre     |
| 5     |              | Survey No 55/3B     | Rs.1,98,00,000/ Acre     |
| 6     |              | Survey No 61/1A     | Rs.1,98,00,000/ Acre     |
| 7     |              | Survey No 61/1B     | Rs.1,98,00,000/ Acre     |
| 9     |              | Survey No 63/2A     | Rs.1,98,00,000/ Acre     |
| 14    | Kannapalayam | G.P.R Nagar         | Rs.765/- Per Sq.Ft.,     |

  
**சாரபதிவாஸி**  
Sub Registrar  
**குன்றத்தூர்**

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

