

RERA Document

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

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Screen Reader



பதிவுத்துறை
REGISTRATION DEPARTMENT



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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:*



Cuddalore

▼

Avarapakkam

▼

Registration Village:*

MELPAKKAM

▼

Survey Number:*

172

Search

Reset

Search Criteria :

Zone:

CUDDALORE

Sub Registrar Office:

AVARAPAKKAM

Guideline Village:

MELPAKKAM

Revenue Village:

MELPAKKAM

Revenue District:

VILUPPURAM

Revenue Taluka:

TINDIVANAM

Below Search results are as on 14-Oct-2025 06:32 PM

12 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	172/1	0	0	Govt. Others	01-Jul-2024	-
2	172/2	0	0	Govt. Others	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	172/3A1	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
4	172/3A2	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
5	172/3A3A	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	19-Sep-2025	-
6	172/3A3B	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	19-Sep-2025	-
7	172/3A4A	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	19-Feb-2025	-
8	172/3B	270000/ Acre	667500/ Hectare	Dry Well Irrigaiton Type - II	01-Jul-2024	-
9	172/4	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
10	172/5A	220000/ Acre	544000/ Hectare	Dry Maanavari Lands Type - II	01-Oct-2025	-

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

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



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"

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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Best Viewed in Internet Explorer 10.0 and above at resolution 1366 x 768

Last Updated on 29/09/2023



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.

