Verified RealEstate™

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.

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Chennai 600 097, India

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verified.realestate

DIGITALLY VERIFIED RECORD

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tnreginet.gov.in/portal/w

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

User Registration | Sign In

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

Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	KE
Guideline Village:	THAIYUR-A	Revenue Village:	TH
Revenue District:	CHENGALPATTU	Revenue Taluk:	TH
Street/Survey Number:	478		

112 items found, displaying 11 to 20.
[First/Prev] 1, 2, 3, 4, 5, 6, 7, 8 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
11	478/1A1A1A1A1	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	19-Nov-2025
12	478/1A1A2A	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
13	478/1A1B	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
14	478/1A2A	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
15	478/1A2B	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
16	478/1A3A	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
17	478/1A3B	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
18	478/1B	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Jul-2025
19	478/20	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Jul-2025
20	478/21	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Jul-2025

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Duty and Fees

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User Manual

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Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	
Guideline Village:	THAIYUR-A	Revenue Village:	
Revenue District:	CHENGALPATTU	Revenue Taluk:	
Street/Survey Number:	478		

112 items found, displaying 31 to 40.
[First/Prev] 1, 2, 3, **4**, 5, 6, 7, 8 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective St
31	478/2C	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju
32	478/2D	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju
33	478/2E	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju
34	478/2F	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju
35	478/2G	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju
36	478/2H	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju
37	478/2I	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju
38	478/2J	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju
39	478/2K	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju
40	478/2L	7700000/ Acre	19027000/ Hectare	Dry Maanavari Lands Type - II	31-Ju

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->Go to CC Request List-Select the corresponding CC Application by clicking Radio button->Click Print C

Guideline Search

Search Criteria :

Zone:	CHENGALPATTU	Sub Registrar Office:	KE
Guideline Village:	THAIYUR-A	Revenue Village:	TH
Revenue District:	CHENGALPATTU	Revenue Taluk:	TH
Street/Survey Number:	479		

177 items found, displaying 51 to 60.
[First/Prev] 2, 3, 4, 5, 6, 7, 8, 9 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
51	479/4A14	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
52	479/4A15	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
53	479/4A16	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
54	479/4A17	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
55	479/4A18	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
56	479/4A19	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
57	479/4A2	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
58	479/4A20	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
59	479/4A21	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025
60	479/4A22	11000000/ Acre	27181000/ Hectare	Dry Well Irrigaiton Type - I	31-Jul-2025

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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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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.