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,
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DIGITALLY VERIFIED RECORD

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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: *
Chengalpattu

Sub Registrar Office: *
Chengleput Joint II

Registration Village: *
Perumattu Nellore

Survey Number: *
51

Search | Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	CHENGLEPUT JOINT II
Guideline Village:	PERUMATTU NELLORE	**Revenue Village:**	PERUMATTUNALLUR
Revenue District:	CHENGALPATTU	**Revenue Taluk:**	VANDALUR

Below Search results are as on 13-Jul-2026 02:44 PM

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
31	51/3A	400/ Square Feet	4305/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
32	51/3B1	-	-	Refer Street Value	01-Jul-2024	-
33	51/3B2A1AA1	-	-	Refer Street Value	01-Jul-2024	-
34	51/3C1	-	-	Refer Street Value	09-Sep-2025	-
35	51/3C2A	400/ Square Feet	4305/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
36	51/3C2B1	400/ Square Feet	4305/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
37	51/3C3	-	-	Refer Street Value	09-Sep-2025	-
38	51/43	400/ Square Feet	4305/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
39	51/44	400/ Square Feet	4305/ Square Metre	Residential Class I Type - II	01-Jul-2024	-
40	51/45	400/ Square Feet	4305/ Square Metre	Residential Class I Type - II	01-Jul-2024	-

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GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Chengleput Joint II

Registration Village: *
Perumattu Nellore

Survey Number: *
102

Search | Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	CHENGLEPUT JOINT II
Guideline Village:	PERUMATTU NELLORE	**Revenue Village:**	PERUMATTUNALLUR
Revenue District:	CHENGALPATTU	**Revenue Taluk:**	VANDALUR

Below Search results are as on 13-Jul-2026 02:41 PM

34 items found, displaying 1 to 10.
[First/Prev] 1, 2, 3, 4 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	102/10A	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
2	102/10B	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
3	102/13A	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
4	102/13B	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
5	102/13C	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
6	102/18	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
7	102/1A1A1	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	22-Aug-2025	-
8	102/1A1B	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	22-Apr-2025	-
9	102/1A2	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	23-Oct-2024	-
10	102/1B1	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-

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Quick Contact No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India 044-24643810 helpdesk@tnreginet.gov.in

Bribing and receiving is an offence. Complaints about demand for bribe may be made in the anti-corruption cell to the Director of Vigilance and Anti-Corruption No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Police. Website: www.tnvigilance.tn.gov.in

Disclaimer: The contents of this website have been prepared with due care and is for reference to the Acts and Rules. However in case of any error or omission, the Department shall not be held responsible.

The contents of this site are of informative nature.

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

Last Updated on 22/08/2025

34 items found, displaying 11 to 20.
[First/Prev] 1, 2, 3, 4 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	102/1B2	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
12	102/1C	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
13	102/2	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
14	102/21	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	21-Aug-2024	-
15	102/22	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	25-Aug-2025	-
16	102/2A	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
17	102/2B	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
18	102/2C1	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
19	102/2C2A	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	23-Oct-2024	-
20	102/2C3	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-

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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.