

RE

REGULATORY RECORD

# RERA Document

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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.

தமிழ்



GOVERNMENT OF TAMIL NADU

## REGISTRATION DEPARTMENT

[User Registration](#)[Sign In](#)

## GUIDELINE VALUE &amp; 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: \*

Cuddalore

Sub Registrar Office: \*

Marakkanam

Registration Village: \*

VADAKODIPAKKAM

Survey Number: \*

74

[Search](#)[Reset](#)

Search Criteria :



|                    |                |                       |                 |
|--------------------|----------------|-----------------------|-----------------|
| Zone:              | CUDDALORE      | Sub Registrar Office: | MARAKKANAM      |
| Guideline Village: | VADAKODIPAKKAM | Revenue Village:      | VADAKODIPPAKKAM |
| Revenue District:  | VILUPPURAM     | Revenue Taluk:        | MARAKKANAM      |

**Below Search results are as on 29-Jan-2026 03:53 PM**

11 items found, displaying 1 to 10.

[First/Prev] 1, 2 [Next/Last]

| Sr.No. | Survey/<br>Subdivision<br>No. | Guideline<br>Value (₹)<br>(British<br>Value) | Guideline<br>Value (₹)<br>(Metric<br>Value) | Land<br>Classification             | Effective Start<br>Date | G.O.Download |
|--------|-------------------------------|----------------------------------------------|---------------------------------------------|------------------------------------|-------------------------|--------------|
| 1      | <a href="#">74/1A</a>         | 300000/<br>Acre                              | 741500/<br>Hectare                          | Dry Maanavari<br>Lands Type - I    | 01-Jul-2024             | -            |
| 2      | <a href="#">74/1B</a>         | 300000/<br>Acre                              | 741500/<br>Hectare                          | Dry Maanavari<br>Lands Type - I    | 01-Jul-2024             | -            |
| 3      | <a href="#">74/2B</a>         | 350000/<br>Acre                              | 865000/<br>Hectare                          | Dry Well<br>Irrigaiton Type -<br>I | 12-Oct-2025             | -            |
| 4      | <a href="#">74/3</a>          | 0                                            | 0                                           | Govt. Others                       | 01-Jul-2024             | -            |
| 5      | <a href="#">74/5</a>          | 350000/<br>Acre                              | 865000/<br>Hectare                          | Dry Well<br>Irrigaiton Type -<br>I | 01-Jul-2024             | -            |
| 6      | <a href="#">74/6</a>          | 350000/<br>Acre                              | 865000/<br>Hectare                          | Dry Well<br>Irrigaiton Type -<br>I | 01-Jul-2024             | -            |
| 7      | <a href="#">74/7A</a>         | 350000/<br>Acre                              | 865000/<br>Hectare                          | Dry Well<br>Irrigaiton Type -<br>I | 01-Jul-2024             | -            |
| 8      | <a href="#">74/7B</a>         | 350000/<br>Acre                              | 865000/<br>Hectare                          | Dry Well<br>Irrigaiton Type -<br>I | 01-Jul-2024             | -            |
| 9      | <a href="#">74/7C</a>         | 350000/<br>Acre                              | 865000/<br>Hectare                          | Dry Well<br>Irrigaiton Type -<br>I | 01-Jul-2024             | -            |



| Sr.No. | Survey/<br>Subdivision<br>No. | Guideline<br>Value (₹)<br>(British<br>Value) | Guideline<br>Value (₹)<br>(Metric<br>Value) | Land<br>Classification             | Effective Start<br>Date | G.O.Download |
|--------|-------------------------------|----------------------------------------------|---------------------------------------------|------------------------------------|-------------------------|--------------|
| 10     | <u>74/7D</u>                  | 350000/<br>Acre                              | 865000/<br>Hectare                          | Dry Well<br>Irrigaiton Type -<br>I | 01-Jul-2024             | -            |

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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 Manual  
Rupee Symbol  
Safe and Ethical AI  
TamilNadu Blockchain Policy  
Cyber Security Policy

### External Links

National Portal  
Cyber Security Incident Reporting  
Electronic/Digital Signature facility

### Legal Information

Terms & Conditions  
Privacy Policy  
Hyper Linking Policy  
Copyright Policy

Quick Contact



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**Below Search results are as on 29-Jan-2026 03:50 PM**

11 items found, displaying 11 to 11.

[\[First/Prev\]](#) 1, 2 [\[Next/Last\]](#)

| Sr.No. | Survey/<br>Subdivision<br>No. | Guideline<br>Value (₹)<br>(British<br>Value) | Guideline<br>Value (₹)<br>(Metric<br>Value) | Land<br>Classification             | Effective Start<br>Date | G.O.Download |
|--------|-------------------------------|----------------------------------------------|---------------------------------------------|------------------------------------|-------------------------|--------------|
| 11     | <u>74/7E</u>                  | 350000/<br>Acre                              | 865000/<br>Hectare                          | Dry Well<br>Irrigaiton Type -<br>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

## 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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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.

