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,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

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:
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(Monday to Friday 8 AM to 8 PM, Saturday 10 AM to 5 PM excluding Government holidays)

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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:***

Chengalpattu

Chengleput Joint II

Registration Village:*

Goodaloor

Survey Number:*

135

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	CHENGLEPUT JOINT II
Guideline Village:	GOODALOOR	**Revenue Village:**	CUDDALOOR
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	CHENGALPATTU

Below Search results are as on 11-Jul-2025 03:23 PM

14 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	135/1	550/ Square Feet	5925/ Square	Residential Class I Type - III	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
			Metre			
2	135/10	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
3	135/11	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
4	135/2	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
5	135/4	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
6	135/5A	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
7	135/5B	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
8	135/6	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
9	135/7A1	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
10	135/7A2	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-

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Quick Contact
Address:
No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India
Telephone: 044-24640160

Society Chit Funds Marriage Birth and Death Firm		User Manual	Typewriter Interface Tool Typewriter Interface Manual Rupee Symbol Cyber Security Awareness Safe and Ethical AI TamilNadu Blockchain Policy Cyber Security Policy	Electronic/Digital Signature facility	Hyper Linking Policy Copyright Policy	**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"

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

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Zone:* **Sub Registrar Office:***

Chengalpattu

Chengleput Joint II

Registration Village:*

Goodaloor

Survey Number:*

135

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	CHENGLEPUT JOINT II
Guideline Village:	GOODALOOR	**Revenue Village:**	CUDDALOOR
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	CHENGALPATTU

Below Search results are as on 11-Jul-2025 03:26 PM

14 items found, displaying 11 to 14.
[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
11	135/7A3	550/ Square Feet	5925/ Square	Residential Class I Type - III	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
			Metre			
12	135/7B	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
13	135/8	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
14	135/9	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:* **Sub Registrar Office:***

Chengalpattu

Chengleput Joint II

Registration Village:*

Goodaloor

Survey Number:*

136

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	CHENGLEPUT JOINT II
Guideline Village:	GOODALOOR	**Revenue Village:**	CUDDALOOR
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	CHENGALPATTU

Below Search results are as on 11-Jul-2025 03:27 PM

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	136/10	550/ Square Feet	5925/ Square	Residential Class I Type - III	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
			Metre			
2	136/11A	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	22-Apr-2025	-
3	136/11B	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	22-Apr-2025	-
4	136/12	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
5	136/13	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
6	136/14	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
7	136/15	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
8	136/16	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
9	136/17	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
10	136/18	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:* **Sub Registrar Office:***

Chengalpattu

Chengleput Joint II

Registration Village:*

Goodaloor

Survey Number:*

136

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	CHENGLEPUT JOINT II
Guideline Village:	GOODALOOR	**Revenue Village:**	CUDDALOOR
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	CHENGALPATTU

Below Search results are as on 11-Jul-2025 03:28 PM

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	136/19	550/ Square Feet	5925/ Square	Residential Class I Type - III	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
			Metre			
12	136/1A1A	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
13	136/1B	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
14	136/2A1	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
15	136/2B	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
16	136/3	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
17	136/4	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
18	136/5	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
19	136/6	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
20	136/7	550/ Square Feet	5925/ Square Metre	Residential Class I Type - III	01-Jul-2024	-

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Quick Contact
Address:
No.100, Santhome High Road, Chennai-600028, Tamil Nadu, India
Telephone: 044-24640160

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:* **Sub Registrar Office:***

Chengalpattu | Chengleput Joint II

Registration Village:* Goodaloor

Survey Number:* 136

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	CHENGLEPUT JOINT II
Guideline Village:	GOODALOOR	**Revenue Village:**	CUDDALOOR
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	CHENGALPATTU

Below Search results are as on 11-Jul-2025 03:30 PM

22 items found, displaying 21 to 22.
[First/Prev] 1, 2, **3** [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
21	136/8	550/ Square Feet	5925/ Square	Residential Class I Type - III	01-Jul-2024	-

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
			Metre			
22	136/9	550/ Square Feet	5925/ 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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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