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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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பதிவுத்துறை
REGISTRATION DEPARTMENT

For complaints and queries related to the registration department, please contact:
9498452110/9498452120/9498452130
(From Monday to Friday, 10.00 a.m
. to 5.45 p.m., excluding public holidays)

For queries related to the software to contact: 1800 102 5174
(Monday to Friday 8.00 a.m. to 8 p.m. and Saturday 10 a.m. to 5 p.m. excluding public holida

The information provided through this portal has been updated. It is not necessary to visit the office in person to avail the services provided online.

Cancel

Valuation of Land and Building

Note:
The value of the property calculated through this portal is based on the details furnished by you. It is not authorized to quote the "final value" of the building. Further details are required to calculate the exact value of the property.

Region:	Chennai
Sub-Registrar's Office:	Anna Nagar
Revenue Village:	Periyakoodal
Street name:	E-Block 2nd Main Road, 4306,3407,3384, 3395 East Bus Depot Telephone Office
Guide value:	11500/ sqft

Click here for PWD price rate | Click here to calculate the value

There are 102 species, of which 31 to 40. Up to View
[First/Previous] 1, 2, 3, **4**, 5, 6, 7, 8 [Next/Last]

serial number	Street Name	Guide value (₹) (British value)	Guide value (₹) (metric value)	Classification of land	Effective Start Date	G.O.Download
31	T-Block, 1st Main Road, 663 to 678, 678A, Church Friends Shoes,	14000/ sqft	150700/ Sqmre	Commercial Area Grade I Category - I	01-Apr-2023	-
32	T-Block, 2nd Avenue, X 74, 75, 632B, 679 697 to 702	14500/ sqft	156080/ Sqmre	Commercial Area Special Category - II	01-Apr-2023	-
33	D Block 4th Street	10500/ sqft	113025/ sq.m	Residential Area Special Category - I	01-Apr-2023	-
34	D Block 5th Street	10500/ sqft	113025/ sq.m	Residential Area Special Category - I	01-Apr-2023	-
35	D Block 6th Street	10500/ sqft	113025/ sq.m	Residential Area Special Category - I	01-Apr-2023	-
36	D Block 7th Street	10500/ sqft	113025/ sq.m	Residential Area Special Category - I	01-Apr-2023	-
37	D Block 8th Street	10500/ sqft	113025/ sq.m	Residential Area Special Category - I	01-Apr-2023	-
38	D Block 3rd Street	10500/ sqft	113025/ sq.m	Residential Area Special Category - I	01-Apr-2023	-
39	E-Block 2nd Main Road, 4306,3407,3384, 3395 East Bus Depot Telephone Office	11500/ sqft	123790/ Sqmre	Type of Mixed Lands - III	01-Apr-2023	-
40	E-Block, 3rd Aavin U, 3266A, (Church) 3266 BC, 3269, 3645C, Telephone Office East Pallavan Depot	14500/ sqft	156080/ Sqmre	Commercial Area Special Category - II	01-Apr-2023	-

Cancel

Return to main list

Guide Value Search

Search definition:

Region:	CHENNAI	Sub-Registrar's Office:	ANNA NAGAR
Guide Village:	PERIYAKOODAL	Revenue Village:	
Revenue District:		Revenue Circle:	
Street/Field Number:	118		

There is a species: visually
1

serial number	Field Number/Subdivision Number	Guide value (₹) (British value)	Guide value (₹) (metric value)	Classification of land	Effective Start Date	G.O.Download
1	118/PART	15400/ sqft	165770/ Sqmre	Commercial Area Grade I Category - I	01-Jul-2024	-

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.