Verified RealEstate™

RE REGULATORY RECORD

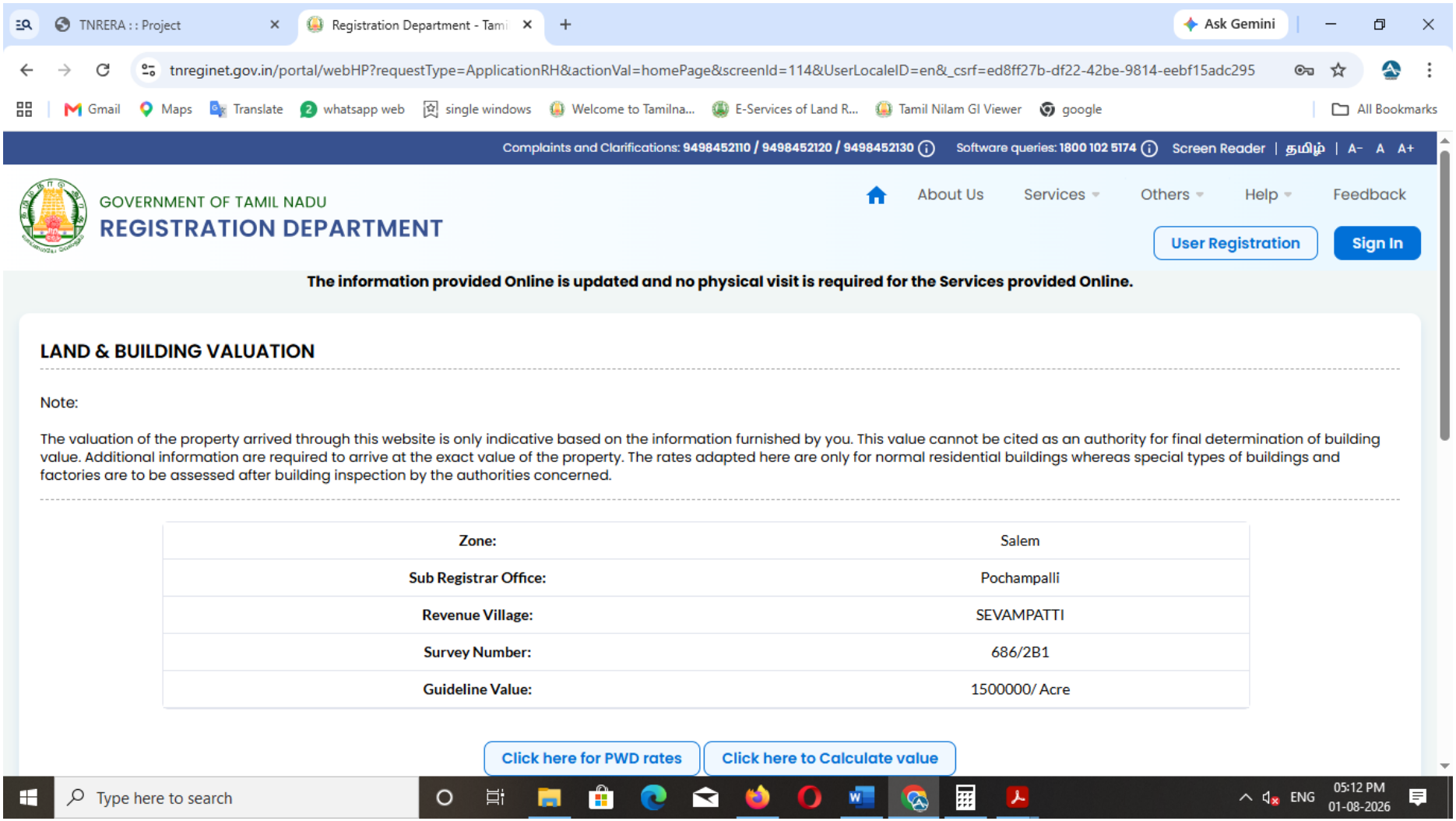
RERA Document

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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+91 9996 12 9996
verified.realestate


TNRERA : : Project
Registration Department - Tami
Ask Gemini
tnreginet.gov.in/portal/webHP?requestType=ApplicationRH&actionVal=homePage&screenId=114&UserLocaleID=en&_csrf=ed8ff27b-df22-42be-9814-eebf15adc295
Gmail
Maps
Translate
whatsapp web
single windows
Welcome to Tamilna...
E-Services of Land R...
Tamil Nilam GI Viewer
google
All Bookmarks
Complaints and Clarifications: 9498452110 / 9498452120 / 9498452130
Software queries: 1800 102 5174
Screen Reader
தமிழ்
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GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT
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The information provided Online is updated and no physical visit is required for the Services provided Online.
LAND & BUILDING VALUATION
Note:
The valuation of the property arrived through this website is only indicative based on the information furnished by you. This value cannot be cited as an authority for final determination of building value. Additional information are required to arrive at the exact value of the property. The rates adapted here are only for normal residential buildings whereas special types of buildings and factories are to be assessed after building inspection by the authorities concerned.
Zone: Salem
Sub Registrar Office: Pochampalli
Revenue Village: SEVAMPATTI
Survey Number: 686/2B1
Guideline Value: 1500000/ Acre
Click here for PWD rates
Click here to Calculate value
Type here to search
ENG
05:12 PM
01-08-2026

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

Guideline Search

Search Criteria :

Zone:	SALEM	Sub Registrar Office:	POCHAMPALLI
Guideline Village:	SEVAMPATTI	Revenue Village:	SEVVAMPATTI
Revenue District:	KRISHNAGIRI	Revenue Taluk:	BARGUR
Street/Survey Number:	688		

9 items found, displaying all items.
1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	688/1A1B	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
2	688/1A2	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
3	688/1A2	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
4	688/1B	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
5	688/2	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - I	01-Jul-2024	-
6	688/3A1A	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or other roads - I	15-Jan-2026	-
7	688/3A1B	2500000/ Acre	6177500/ Hectare	Dry Abdutting State highways Type or	15-Jan-2026	-

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

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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.