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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DIGITALLY VERIFIED RECORD

30.06.2025

APPLICANT NAME - 1) K.TAMILMANI 2) ASHISH JAIN				
PROJECT NAME & ADDRESS - SKS CHOLA NAGAR, SURVEY NO.372/4A1B & 372/70, KAYARAMBEDU VILLAGE, CHENGALPAT TALUK, CHENGALPAT DIST				
SNO	**SURVEY NO**	**EXTENT**	**GUIDELINE VALUE**	**TOTAL VALUE**
1	372/4A1B	28 CENTS	RS.350/- PER SQ.FT (RS.1,52,250/0 PER CENT)	RS.42,63,000/-
2	372/4A1C	18 CENTS	RS.350/- PER SQ.FT (RS.1,52,250 PER CENT)	RS.27,40,500/-
TOTAL GUIDELINE VALUE FOR 46 CENTS				RS.70,03,500/-

Zone:	CHENGALPATTU	**Sub Registrar Office:**	CHENGLEPUT JOINT II
Guideline Village:	KAYIRAMBEDU	**Revenue Village:**	KAYARAMPADU
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	CHENGALPATTU

Below Search results are as on 29-Jun-2025 10:55 AM

81 items found, displaying 61 to 70.
[First/Prev] 2, 3, 4, 5, 6, **7**, 8, 9 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Downlo
61	372/4A1B	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
62	372/4A1C1	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
63	372/4A1D	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
64	372/4A1E	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-

Zone:	CHENGALPATTU	**Sub Registrar Office:**	CHENGLEPUT JOINT II
Guideline Village:	KAYIRAMBEDU	**Revenue Village:**	KAYARAMPADU
Revenue District:	CHENGALPATTU	**Revenue Taluka:**	CHENGALPATTU

Below Search results are as on 29-Jun-2025 10:56 AM

81 items found, displaying 71 to 80.
[First/Prev] 2, 3, 4, 5, 6, 7, **8**, 9 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Down
71	372/5A2	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
72	372/5A3	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
73	372/5B	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
74	372/6	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
75	372/68	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
76	372/69	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
77	372/7	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
78	372/70A	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	01-Jul-2024	-
79	372/70B	350/ Square Feet	3770/ Square Metre	Residential Class I Type - III	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.