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

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SRIPERUMPUDUR
Guideline Village:	IRUNKATTUKOTTAI	**Revenue Village:**	IRRUNGATTUKOTTAI A
Revenue District:	KANCHEEPURAM	**Revenue Taluka:**	SRIPERUMBUDUR

Below Search results are as on 29-Jul-2025 03:35 PM

13 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	19/1	-	-	Refer Street Value	01-Jul-2024	-
2	19/2A	15200000/ Acre	37559500/ Hectare	Dry Special Type - III	21-Jul-2025	-
3	19/2B	15200000/ Acre	37559500/ Hectare	Dry Special Type - III	21-Jul-2025	-
4	19/3A	15200000/ Acre	37559500/ Hectare	Dry Special Type - III	21-Jul-2025	-
5	19/3B	15200000/ Acre	37559500/ Hectare	Dry Special Type - III	21-Jul-2025	-
6	19/4	15200000/ Acre	37559500/ Hectare	Dry Special Type - III	09-Dec-2024	-
7	19/5	-	-	Refer Street Value	01-Jul-2024	-
8	19/6	-	-	Refer Street Value	01-Jul-2024	-
9	19/7	-	-	Refer Street Value	01-Jul-2024	-
10	19/7B	-	-	Refer Street Value	01-Jul-2024	-

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	SRIPERUMPUDUR
Guideline Village:	VALARPURAM	**Revenue Village:**	VALARPURAM
Revenue District:	KANCHEEPURAM	**Revenue Taluka:**	SRIPERUMBUDUR

Below Search results are as on 29-Jul-2025 03:36 PM

6 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	370/1A	300/ Square Feet	3230/ Square Metre	Residential Class II Type - I	09-May-2025	-
2	370/1B	300/ Square Feet	3230/ Square Metre	Residential Class II Type - I	09-May-2025	-
3	370/2A	9000000/ Acre	22239000/ Hectare	Dry Special Type - I	01-Jul-2024	-
4	370/2B	9000000/ Acre	22239000/ Hectare	Dry Special Type - I	01-Jul-2024	-
5	370/2C	9000000/ Acre	22239000/ Hectare	Dry Special Type - I	01-Jul-2024	-
6	370/2C2	9000000/ Acre	22239000/ Hectare	Dry Special Type - I	01-Jul-2024	-

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பதிவுத்துறை

அனுப்புநர் சார்பதிவாளர் சார்பதிவாளர் அலுவலகம் திருப்பெரும்புதூர்.	பெறுநர் GT& BHARATHI LIVING SPACES LLP, NO.81,83(31&32)Dr.Alagappa road,Puraisaiwakkam,Chennai-84.

ந.க.எண்.68/2025 நாள்.18.02.2025.

அய்யா/அம்மையீர்,

பொருள் : வழிகாட்டி மதிப்பு - திருப்பெரும்புதூர் சார்பதிவகம் - வளர்புரம் கிராமம் - சர்வே எண்.370/2A, 370/2C1B-க்கு தற்போதைய வழிகாட்டி மதிப்பு வழங்க கோரியது - தொடர்பாக.

பார்வை : GT& BHARATHI LIVING SPACES LLP சென்னை, அவர்களின் மனு நாள்.10.02.2025.

****

பொருள் தொடர்பாக பார்வையில் காணும் தங்கள் கடிதத்தில் கோரப்பட்டுள்ள வளர்புரம் கிராமம் - சர்வே எண்.370/2A, 370/2C1B-க்கு 01.07.2024 முதல் நாளது வரை வழிகாட்டி மதிப்பு கீழ் கண்டவாறு உள்ளது என கனிவுடன் தெரிவித்துக்கொள்கிறேன்.

வ. எண்.	கிராமம்	சர்வே எண்	வழிகாட்டி மதிப்பு 01.07.2024 முதல் நாளது வரை	குறிப்பு
1.	வளர்புரம் கிராமம்	சர்வே எண்.370/2A சர்வே எண்.370/2C	சென்ட் ரூ.90000/-	---
		புதிய சர்வே எண்.370/2C1B	சென்ட் ரூ.90000/-	---

சார்பதிவாளர்
திருப்பெரும்புதூர்

சார்பதிவாளர்
திருப்பெரும்புதூர்

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.