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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- F2English
- F4Typewriter
- F8Transliteration

Complaints and Clarifications: **9498452110 / 9498452120 / 9498452130**
Software queries: **1800 102 5174**

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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

Search Criteria :

Zone:	Chennai
Guideline Village:	KORATTUR
Revenue District:	-
Sub Registrar Office:	Villivakkam
Revenue Village:	-
Revenue Taluk:	-

Below Search results are as on 29-Apr-2026 01:23 PM

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z 1 2 3 4 5 6 7 8 9 0 List all Street

33 items found, displaying 21 to 30.[First/Prev] 1, 2, **3**, 4 [Next/Last]

Sr.No.	Street Name	Guideline Value (□) (British Value)	Guideline Value (□) (Metric Value)	Land Classification	Effective Start I
21	THIRUVALLUVAR STREET (VENKATRAMAN NAGAR)	2500/ Square Feet	26910/ Square Metre	Residential Class II Type - III	01-Jul-2024
22	T.N.H.B.PERIYAR NAGAR CENTARL AVENUE	7100/ Square Feet	76425/ Square Metre	Residential Class I Type - I	01-Jul-2024
23	T.N.H.B.PERIYAR NAGAR EAST AVENUE	7100/ Square Feet	76425/ Square Metre	Residential Class I Type - I	01-Jul-2024
24	T.N.H.B.PERIYAR NAGAR NORTH AVENUE	6600/ Square Feet	71045/ Square Metre	Residential Class I Type - II	01-Jul-2024
25	T.N.H.B.PERIYAR NAGAR SOUTH AVENUE	6600/ Square Feet	71045/ Square Metre	Residential Class I Type - II	01-Jul-2024
26	T.V.S.NAGAR ANNEX	3300/ Square Feet	35525/ Square Metre	Residential Special Type - III	01-Jul-2024
27	T.V.S.NAGAR ANNEX 1 TO 3	3300/ Square Feet	35525/ Square Metre	Residential Special Type - III	01-Jul-2024
28	T.V.S.NAGAR ANNEX 2ND CROSS STREET	3300/ Square Feet	35525/ Square Metre	Residential Special Type - III	01-Jul-2024

Sr.No.	Street Name	Guideline Value (□) (British Value)	Guideline Value (□) (Metric Value)	Land Classification	Effective Start I
29	T.V.S.NAGAR AVENUE	3300/ Square Feet	35525/ Square Metre	Residential Special Type - III	01-Jul-2024
30	T.V.S.NAGAR EAST ANNEX / STREETS	3300/ Square Feet	35525/ Square Metre	Residential Special 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.