Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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+91 9996 12 9996
verified.realestate

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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

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
319

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	**Revenue Taluk:**	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:17 PM

2 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	319/1	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
2	319/2	4000100/ Acre	9884500/ Hectare	Wet Special Type - I	01-Jul-2024	-

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From: 1-7-2024 **To:** Current Date

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
337

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	Revenue Taluk:	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:20 PM

12 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	337/1A1A	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
2	337/1A1B	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
3	337/1A2A	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
4	337/1A2B	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
5	337/1B1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
6	337/1B2	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
7	337/2A1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
8	337/2A2	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
9	337/2B1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
10	337/2B2	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-

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Cyber Security Policy

Quick Contact No.100, Santhome High Road, Chennai- 600028, Tamil Nadu, India 044-24640160 helpdesk[at]tnreginet[dot]net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption, No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website: www.dvac.tn.gov.in"

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GUIDELINE VALUE & PROPERTY VALUATION

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From: 1-7-2024 **To:** Current Date

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
337

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	Revenue Taluk:	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:21 PM

12 items found, displaying 11 to 12.
[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
11	337/3A	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
12	337/3B	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-

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n/igr/j.php?MTID=mcedac141848a67e8be1042143f6a5cd2

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From: 1-7-2024 **To:** Current Date

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
338

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	**Revenue Taluk:**	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:22 PM

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	338/1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
2	338/2	4000000/ Acre	9884000/ Hectare	Dry Special Type - I	01-Jul-2024	-
3	338/3	4000000/ Acre	9884000/ Hectare	Dry Special Type - I	01-Jul-2024	-
4	338/4A	4000000/ Acre	9884000/ Hectare	Dry Special Type - I	01-Jul-2024	-
5	338/4B	4000000/ Acre	9884000/ Hectare	Dry Special Type - I	01-Jul-2024	-
6	338/5	4000000/ Acre	9884000/ Hectare	Dry Special Type - I	01-Jul-2024	-
7	338/6	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
8	338/7	4000000/ Acre	9884000/ Hectare	Dry Special Type - I	01-Jul-2024	-
9	338/8	4000000/ Acre	9884000/ Hectare	Dry Special Type - I	01-Jul-2024	-

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From: 1-7-2024 **To:** Current Date

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
339

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	**Revenue Taluk:**	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:23 PM

3 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	339/1A	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
2	339/1B	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
3	339/2	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-

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From: 1-7-2024 **To:** Current Date

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
340

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	Revenue Taluk:	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:24 PM

One item found.
1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	340/0	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
341

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	Revenue Taluk:	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:25 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	341/1A	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
2	341/1B	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
3	341/1C	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
4	341/1D	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
5	341/1E	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
6	341/2	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
342

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	Revenue Taluk:	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:25 PM

16 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	342/1A	4000100/ Acre	9884500/ Hectare	Wet Special Type - I	01-Jul-2024	-
2	342/1B	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
3	342/1C	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
4	342/1D	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
5	342/1E1	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
6	342/1E2	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
7	342/1F	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
8	342/1G	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
9	342/1H	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
10	342/1I	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
342

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	**Revenue Taluk:**	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:27 PM

16 items found, displaying 11 to 16.
[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
11	342/2A1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
12	342/2A2	4000000/ Acre	9884000/ Hectare	Dry Special Type - I	01-Jul-2024	-
13	342/2B1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
14	342/2B2A	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
15	342/2B2B	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
16	342/2B3	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-

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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

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: * Chengalpattu

Sub Registrar Office: * Madurandakam

Registration Village: * Pukkathurai

Survey Number: * 343

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	Revenue Taluk:	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:27 PM

11 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	343/1A	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
2	343/1B1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
3	343/1B2	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
4	343/2	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
5	343/3A	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	23-Dec-2024	-
6	343/3B	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	23-Dec-2024	-
7	343/4	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
8	343/5	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
9	343/6	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-
10	343/7	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-

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GUIDELINE VALUE & PROPERTY VALUATION

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From: 1-7-2024 **To:** Current Date

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
343

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	Revenue Taluk:	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:28 PM

11 items found, displaying 11 to 11.
[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
11	343/8	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	01-Jul-2024	-

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Complaints and Clarifications: 9499452110 / 9499452120 / 9499452130 Software queries: 1800 102 5174 Screen Reader: தமிழ் A- A A+

GOVERNMENT OF TAMIL NADU
REGISTRATION DEPARTMENT

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GUIDELINE VALUE & PROPERTY VALUATION

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From: 1-7-2024 **To:** Current Date

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View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
344

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	**Revenue Taluk:**	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:29 PM

2 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	344/1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
2	344/2	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-

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To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○Category Wise ◉Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
345

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	Revenue Taluk:	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:29 PM

12 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	345/1A1	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	23-Dec-2024	-
2	345/1A2	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	23-Dec-2024	-
3	345/1B1	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	23-Dec-2024	-
4	345/1B2	900000/ Acre	2224000/ Hectare	Wet Lake Irrigation Single Crop Type - II	23-Dec-2024	-
5	345/2A1A	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	13-Jan-2026	-
6	345/2A1B	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	13-Jan-2026	-
7	345/2A2	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
8	345/2B1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
9	345/2B2	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
10	345/2C1	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
345

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	**Revenue Taluk:**	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:30 PM

12 items found, displaying 11 to 12.
[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
11	345/2C2A	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-
12	345/2C2B	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	23-Dec-2024	-

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From: 1-7-2024 **To:** Current Date

To know your Zone and District Click Here

View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○Category Wise ◉Survey Number Wise

Zone: *
Chengalpattu

Sub Registrar Office: *
Madurandakam

Registration Village: *
Pukkathurai

Survey Number: *
347

Search Reset

Search Criteria :

Zone:	CHENGALPATTU	**Sub Registrar Office:**	MADURANDAKAM
Guideline Village:	PUKKATHURAI	**Revenue Village:**	PUKADURAI

Revenue District:	CHENGALPATTU	**Revenue Taluk:**	MADURANTHAGAM

Below Search results are as on 23-Jul-2026 03:31 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	347/1A1	500/ Square Feet	5385/ Square Metre	Residential Class I Type - II	29-Apr-2026	-
2	347/1A2	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	14-Feb-2026	-
3	347/1B	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	01-Jul-2024	-
4	347/2A	500/ Square Feet	5385/ Square Metre	Residential Class I Type - II	29-Apr-2026	-
5	347/2B	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	14-Feb-2026	-
6	347/3A	3500000/ Acre	8648500/ Hectare	Dry Special Type - II	15-May-2026	-

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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.