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™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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**Search Criteria :**

| | | | |
|---|---|---|---|
| **Zone:** | VELLORE | **Sub Registrar Office:** | ARCOT |
| **Guideline Village:** | KAVANOOR | **Revenue Village:** | KAVANOOR |
| **Revenue District:** | RANIPET | **Revenue Taluk:** | ARCOT |

**Below Search results are as on 12-Jun-2026 07:36 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 | 394/0 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |
| 2 | 394/1 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 29-Apr-2026 | - |

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| | | | |
|---|---|---|---|
| **Zone:** | VELLORE | **Sub Registrar Office:** | ARCOT |
| **Guideline Village:** | KAVANOOR | **Revenue Village:** | KAVANOOR |
| **Revenue District:** | RANIPET | **Revenue Taluk:** | ARCOT |

**Below Search results are as on 12-Jun-2026 07:25 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 | 390/1 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |
| 2 | 390/2 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 29-Apr-2026 | - |
| 3 | 390/2 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |
| 4 | 390/3 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |
| 5 | 390/3 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 29-Apr-2026 | - |
| 6 | 390/4 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 29-Apr-2026 | - |
| 7 | 390/4 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |
| 8 | 390/5 | 0 | 0 | Govt. Others | 01-Jul-2024 | - |
| 9 | 390/6 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |
| 10 | 390/7 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |

**Search Criteria :**

| | | | |
|---|---|---|---|
| **Zone:** | VELLORE | **Sub Registrar Office:** | ARCOT |
| **Guideline Village:** | KAVANOOR | **Revenue Village:** | KAVANOOR |
| **Revenue District:** | RANIPET | **Revenue Taluk:** | ARCOT |

**Below Search results are as on 12-Jun-2026 07:28 PM**

13 items found, displaying 11 to 13.
[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 | 390/8 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |
| 12 | 390/9 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 29-Apr-2026 | - |
| 13 | 390/9 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |

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**Search Criteria :**

| | | | |
|---|---|---|---|
| **Zone:** | VELLORE | **Sub Registrar Office:** | ARCOT |
| **Guideline Village:** | KAVANOOR | **Revenue Village:** | KAVANOOR |
| **Revenue District:** | RANIPET | **Revenue Taluk:** | ARCOT |

**Below Search results are as on 12-Jun-2026 07:29 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 | 391/0 | 400000/ Acre | 988500/ Hectare | Wet Special Type - I | 01-Jul-2024 | - |
| 2 | 391/0 | 400000/ Acre | 988500/ Hectare | Wet Special Type - I | 29-Apr-2026 | - |

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**Search Criteria :**

| | | | |
|---|---|---|---|
| **Zone:** | VELLORE | **Sub Registrar Office:** | ARCOT |
| **Guideline Village:** | KAVANOOR | **Revenue Village:** | KAVANOOR |
| **Revenue District:** | RANIPET | **Revenue Taluk:** | ARCOT |

**Below Search results are as on 12-Jun-2026 07:35 PM**

4 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 | 393/0 | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 01-Jul-2024 | - |
| 2 | 393/1A | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 07-Jun-2026 | - |
| 3 | 393/1B | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 07-Jun-2026 | - |
| 4 | 393/1C | 350000/ Acre | 865000/ Hectare | Wet Special Type - II | 07-Jun-2026 | - |

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**Search Criteria :**

| | | | |
|---|---|---|---|
| **Zone:** | VELLORE | **Sub Registrar Office:** | ARCOT |
| **Guideline Village:** | KAVANOOR | **Revenue Village:** | KAVANOOR |
| **Revenue District:** | RANIPET | **Revenue Taluk:** | ARCOT |

**Below Search results are as on 12-Jun-2026 07:38 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 | 392/0 | 400000/ Acre | 988500/ Hectare | Wet Special Type - I | 01-Jul-2024 | - |
| 2 | 392/0 | 400000/ Acre | 988500/ Hectare | Wet Special Type - I | 29-Apr-2026 | - |

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## ***TOTAL PROJECT COST***

***1) Mr. S. Arumugam (Owner), 2) Mr. Abdul Khaleel (Owner), 3) Mr. M. Ramesh (Owner), "KAVANUR MEGA CITY" Approval No: L.P./D.T.C.P.(RPT) No. 43/2026, Ranipet District – Arcot Taluk – Thimiri Panchayat Union – Kavanoor Panchayat / Village, Survey No. 390/2, 390/3, 390/4, 390/9, 391, 392, 393/1 and 394/1, Extent of – 9900. 00 Sq.m (or) 2.44Acre, "KAVANUR MEGA CITY", [Total Plot No: 62 (1-62)***

| S.No | Date | Description | Document No. | Amount (Rs) /- |
|---|---|---|---|---|
| 1 | 29-01-2025 | Scale deed executed by infavour of 1) Mr. S. Arumugam (Owner), 2) Mr. Abdul Khaleel (Owner), 3) Mr. M. Ramesh (Owner), | **565/2025** | 25,00,000 |
| 2 | 28.04.2026 | Registration Fees and stamp duty of Settlement deed for surrendering the Land infavour of **Kavanoor Panchayat / Village & Tangedco** | **3117/2026** | 10,000 |
| 4 | 20.03.2026 | DTCP Application Fees infavour of **Scrutiny Charges Infavour Joint Director of Town Planning Authority** | - | 14,850 |
| 5 | 05.05.2026 | DTCP- **OSR Charges** | - | 74,624 |
| 6 | 05.05.2026 | DTCP- **Centage Charges** | - | 20,400 |
| 7 | 05.05.2026 | **Armed Forces Flag Day Fund** | - | 10,000 |

| | | | | |
|---|---|---|---|---|
| *8* | *05.05.2026* | ***Development Charges*** | *-* | *19,978* |
| *9* | | ***Tar-Road Forming Charges*** | *-* | *15,50,000* |
| *10* | *05.05.2026* | ***DTCP Display Board Charge/E.B/P.P*** | *-* | *10,000* |
| *11* | *05.05.2026* | ***Sub-Division Charges*** | *-* | *27,200* |
| *12* | | ***3% Land to Govt Head Charges For Approved Lay-outs Demand Fee infavour of Kavanoor Panchayat / Village*** | *-* | *1,25,000* |
| *13* | | *Miscellaneous Charges For Approved Lay-outs Demand Fee infavour of* ***Kavanoor Panchayat / Village*** | *-* | *66,000* |
| *14* | | *Engineer Fees for* ***Forming the Layout*** | *-* | *75,000* |
| *15* | | *Lay-out forming* ***charges and other expenses*** | *-* | *50,000* |
| *16* | | *Project Registration Charges infavour of* ***TNREREA*** | *-* | *49,500.00* |
| ***TOTAL PROJECT COST*** | | | | ***Rs. 4602552/-*** |

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.