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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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REGISTRATION DEPARTMENT

For Complaints and Clarifications, please contact:
9498452110 / 9498452120 / 9498452130
(Monday to Friday 10 AM to 5.45 PM, excluding Government holidays)

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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:*	Sub Registrar Office:*
Salem	Ayothiyapattinam
Registration Village:*	**Survey Number:***
METTUPATTY	17

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	AYOTHIYAPATTINAM
Guideline Village:	METTUPATTY		
Revenue District:	SALEM	**Revenue Village:**	METTUPATTI
		Revenue Taluka:	VALAPADY

Below Search results are as on 13-Aug-2025 06:37 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	17/1A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
2	17/1B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
3	17/2A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
4	17/2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-

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View Guideline value for:

○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:*	Sub Registrar Office:*
Salem	Ayothiyapattinam

Registration Village:*	Survey Number:*
METTUPATTY	18

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	AYOTHIYAPATTINAM
Guideline Village:	METTUPATTY		
Revenue District:	SALEM	**Revenue Village:**	METTUPATTI
		Revenue Taluka:	VALAPADY

Below Search results are as on 13-Aug-2025 06:38 PM

39 items found, displaying 11 to 20.
[First/Prev] 1, **2**, 3, 4 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
11	18/1B2A1A1A1	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
12	18/1B2A1A1B	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
13	18/1B2A1A2	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
14	18/1B2A1A3	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
15	18/1B2A1A4	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
16	18/1B2A1B	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
17	18/1B2A2	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
18	18/1B2B	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
19	18/1C1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
20	18/1C2	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-

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○ Street ◉ Survey Number ○ Composite Value

Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:*	Sub Registrar Office:*
Salem	Ayothiyapattinam

Registration Village:*	Survey Number:*
METTUPATTY	18

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	AYOTHIYAPATTINAM
Guideline Village:	METTUPATTY		
Revenue District:	SALEM	**Revenue Village:**	METTUPATTI
		Revenue Taluka:	VALAPADY

Below Search results are as on 13-Aug-2025 06:41 PM

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

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
21	18/1D1	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
22	18/1D2	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
23	18/2A	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
24	18/2B	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-
25	18/2C1A1A	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	25-Mar-2025	-
26	18/2C1B	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
27	18/2C2A	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
28	18/2C2B	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
29	18/2C3	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
30	18/2D	500000/ Acre	1235500/ Hectare	Dry Maanavari Lands Type - II	01-Jul-2024	-

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Select Criteria :

○ Category Wise ◉ Survey Number Wise

Zone:* Salem

Sub Registrar Office:* Ayothiyapattinam

Registration Village:* METTUPATTY

Survey Number:* 23

Search Reset

Search Criteria :

Zone:	SALEM	**Sub Registrar Office:**	AYOTHIYAPATTINAM
Guideline Village:	METTUPATTY	**Revenue Village:**	METTUPATTI
Revenue District:	SALEM	**Revenue Taluka:**	VALAPADY

Below Search results are as on 14-Aug-2025 10:49 AM

26 items found, displaying 1 to 10.
[First/Prev] **1**, 2, 3 [Next/Last]

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	23/17	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	02-Dec-2024	-
2	23/1A1	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
3	23/1A1A1	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
4	23/1A1A2	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
5	23/1A1B1	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
6	23/1A1B2	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
7	23/1A1B2B1A2	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
8	23/1A1B2B1A3	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
9	23/1A1B2B1B	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-
10	23/1A1B2B2	111/ Square Feet	1195/ Square Metre	Residential Class III Type - IV	01-Jul-2024	-

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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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