Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



TOTAL PROJECT COST

1) Mr. R. Parthiban (Owner), & 2) Mr. P. Ilayaraja (Owner), "GOKULAM GARDEN" L.P./ D.T.C.P. (VLPA) No. 07/2025, Vellore District - Vellore Taluk - VenkatapuramVillage – Survey No. 197/1B1, 2, 198/1A, 1B, 3A, 3B, 199/1A, 1B, 2, & 200/1, Document Extent of – 7689.30 Sq.m (or) 1.90Acre, Patta Extent of – 7800.00 Sq.m "GOKULAM GARDEN", Total Plot No: 38+1 = 39 - (1-38, Shop-1),

S.No	Date	Description	Remarks	Amount
1	28-10-2024	Scale deed executed by	Document No. 11300/2024	Rs. 9,90,000/-
2	28-10-2024	Registration Fees and stamp duty for the sale deed	Document No. 11300/2024	Rs. 35,000/-
3	28-10-2024	Scale deed executed by	Document No. 11299/2024	Rs. 10,60,000/-
4	28-10-2024	Registration Fees and stamp duty for the sale deed	Document No. 11299/2024	Rs. 30,100/-
5	28-10-2024	Scale deed executed by	Document No. 11298/2024	Rs. 19,00,000/-
6	28-10-2024	Registration Fees and stamp duty for the sale deed	Document No. 11298/2024	Rs. 40,100/-
7	19-02-2025	Registration Fees and stamp duty of Settlement deed for surrendering the Land infavour of ***VenkatapuramVillage, ROAD, P.P & TANGEDCO***	Document No. 1659/2025	Rs. 2,500/-
8	10-06-2024	DTCP Application Fees infavour of **Scrutiny Charges Infavour Joint Director of Town Planning Authority**	-	Rs. 11700/-
9	14-07-2023	DTCP-**Centage Charges**	-	Rs. 12,600/-
10	24-02-2025	OSR FEES	-	Rs. 5,10,048/-
11	25-02-2025	**Development Charge**	-	Rs. 15,378/-
12		**Cement-Road Forming Charge**	-	Rs. 5,00,000/-
13	25-02-2025	**Sub Division Charge**	-	Rs. 16,800/-
13	25-02-2025	**DTCP Display Board Charge/E. B/P. P**	-	Rs: 10,000/-
14		Miscellaneous Demand Charges for Approved Lay-outs infavour of ***VenkatapuramVillage,***	-	Rs. 1,89,386/-
15		Engineer Fees for **Forming the Layout**	-	Rs. 15,000/-
17		Lay-out forming **charges and other expenses**	-	Rs. 10,000/-
18		Project Registration Charges infavour of **TNREREA**	-	Rs. 39,000/-
TOTAL PROJECT COST				**Rs. 53,87,612/-**

R. Parthiban

P. Ilayaraja

Er. K. YUVARAJ, B.E.,
DD, T&CP Reg. No : RE/GR-I/19/05/046
No. 17, Military Bazaar Street.
Near New Corporation Building,
Vellore - 632 001.
Phone : 94424 10739

Search Criteria :

Zone:	VELLORE	Sub Registrar Office:	VELLORE JOINT I
Guideline Village:	VANGATAPURAM	Revenue Village:	VENKATAPURAM
Revenue District:	VELLORE	Revenue Taluka:	VELLORE

Below Search results are as on 29-Mar-2025 02:21 PM

5 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	198/1A	1320000/ Acre	3262000/ Hectare	Wet Special Type - II	01-Jul-2024	-
2	198/1B	1320000/ Acre	3262000/ Hectare	Wet Special Type - II	01-Jul-2024	-
3	198/2	0	0	Govt. Channel	01-Jul-2024	-
4	198/3A	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Oct-2024	-
5	198/3B	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Oct-2024	-

Go Back To Main Menu

Search Criteria :

Zone:	VELLORE	Sub Registrar Office:	VELLORE JOINT I
Guideline Village:	VANGATAPURAM	Revenue Village:	VENKATAPURAM
Revenue District:	VELLORE	Revenue Taluka:	VELLORE

Below Search results are as on 29-Mar-2025 02:23 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	200/1	1320000/ Acre	3262000/ Hectare	Wet Special Type - II	01-Jul-2024	-
2	200/2A1	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
3	200/2A2	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
4	200/2B	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
5	200/2C1A	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
6	200/2C1B	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
7	200/2C1C	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
8	200/2C2	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
9	200/2C3A2	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
10	200/2C3B	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-

Go Back To Main Menu

Search Criteria :

Zone:	VELLORE	Sub Registrar Office:	VELLORE JOINT I
Guideline Village:	VANGATAPURAM	Revenue Village:	VENKATAPURAM
Revenue District:	VELLORE	Revenue Taluka:	VELLORE

Below Search results are as on 29-Mar-2025 02:23 PM

28 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	197/10	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
2	197/11A	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	22-Jul-2024	-
3	197/11B	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	22-Jul-2024	-
4	197/12	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
5	197/13	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	01-Jul-2024	-
6	197/14	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	23-Oct-2024	-
7	197/15	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	23-Oct-2024	-
8	197/16	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	23-Oct-2024	-
9	197/17	160/ Square Feet	1725/ Square Metre	Residential Class IV Type - I	23-Oct-2024	-
10	197/1A	1320000/ Acre	3262000/ Hectare	Wet Special Type - II	01-Jul-2024	-

Go Back To Main Menu

Search Criteria :

Zone:	VELLORE	Sub Registrar Office:	VELLORE JOINT I
Guideline Village:	VANGATAPURAM	Revenue Village:	VENKATAPURAM
Revenue District:	VELLORE	Revenue Taluka:	VELLORE

Below Search results are as on 29-Mar-2025 02:22 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	199/1A	1320000/ Acre	3262000/ Hectare	Wet Special Type - II	01-Jul-2024	-
2	199/1B	1320000/ Acre	3262000/ Hectare	Wet Special Type - II	01-Jul-2024	-
3	199/2	1320000/ Acre	3262000/ Hectare	Wet Special Type - II	01-Jul-2024	-

Go Back To Main Menu



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate