

PROPERTY NIVESH RESEARCH · RESEARCH REPORT · Q3 2026 EDITION

Chennai Circle Rates Report, Q3 2026: Guideline Values from 2017 to 2026

Tamil Nadu's guideline values, Chennai's circle rates, last changed on 1 July 2024, when they rose a median 10% on the 2023 schedule. That came after the 2017 cut of 33% and its reversal in 2023, a rise of 49.3%. Property Nivesh Research followed 203 streets in 36 areas, as indices only.

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Summary

In Tamil Nadu the circle rate is called the guideline value. The Registration Department fixes it street by street, and stamp duty is charged on it whenever the price in the deed is lower. Chennai's values have had a turbulent decade. They were cut by 33% in June 2017, restored in April 2023, challenged in the Madras High Court, and then revised again on 1 July 2024.

The July 2024 revision raised the median street 10% on the 2023 schedule, and it is still in force. Every one of the 193 land values we followed through 2024, 2025 and 2026 stayed the same. Against the 2017 schedule, the median street is now 64% higher.

Levels differ hugely across the city. T. Nagar is the dearest of the 36 areas we read, at 317 against the median area, and Navalur (OMR) the lowest, at 21. New flats have had their own composite value since December 2023. Composite values for new flats spread far less from area to area than land values do: about 4.7 times from the lowest area to the highest, against about 15 times for land. This report shows all of this as indices and percentages. It prints no rupee values, which TNREGINET allows others to reproduce only with permission, and it does not forecast anything.

Key findings

Each finding stands on its own and may be quoted with credit to Property Nivesh Research. Link one with its anchor ([#finding-1](#), [#finding-2](#) ...).

- 1 Chennai's guideline values have not been revised since 1 July 2024. Every one of the 193 land values we followed through 2024, 2025 and 2026 stayed the same. On 28 October 2026, TNREGINET still showed the schedule from 1 July 2024 as current.
- 2 The 1 July 2024 schedule raised the median street 10% on the 1 April 2023 schedule. 151 of the 184 streets we followed rose within half a point of 10%, and the full range was 0% to 11%.
- 3 The 1 April 2023 schedule undid the 33% cut of 9 June 2017: 179 of 183 streets rose exactly 49.3%, the rise that cancels a 33% cut.
- 4 Against the 9 June 2017 schedule, the median street's guideline value is now 64% higher (index 164, June 2017 = 100).
- 5 The Madras High Court quashed the 2023 restoration in December 2023, and a Division Bench confirmed that on 6 March 2024, directing the 2017 values until a lawful revision. The schedule from 1 July 2024 followed after a draft, objections and approval by the valuation committee.

6 By level, T. Nagar is the dearest of the 36 areas, at 317 against the median area (= 100), followed by Mylapore (254) and R.A. Puram / Boat Club (247). Navalur (OMR) is the lowest, at 21.

7 Composite values for new flats spread far less from area to area than land values do: about 4.7 times from the lowest area to the highest, against about 15 times for land. Against the median area, composite levels run from 49 in Tambaram to 228 in R.A. Puram / Boat Club.

8 Across the 102 streets that have both, the composite value for flats is a median 109 against the land value of the same street (land = 100). Where land is cheap, more of a new flat's official value sits in the building: in areas below the median land level the composite value is a median 136 against land, and in areas above it 99. That fits how a composite value is built, since the building counts for more where the land under it is worth less.

9 All 149 composite values for flats that we followed through 2024, 2025 and 2026 stayed the same too. 122 of the 153 composite values we read date from December 2023, when composite values began.

10 Area by area, the median change in the July 2024 revision ran from 8% to 10.8%, and 22 of 33 areas rose exactly 10%.

Key numbers

CHANGE IN THE 1 JULY 2024 REVISION

10%

median street, on the 2023 schedule

RISE WHEN THE 2017 CUT WAS REVERSED

49.3%

1 April 2023; 179 of 183 streets

LAND VALUES UNCHANGED SINCE JULY
2024

193 of 193

checked to 28 October 2026

DEAREST AREA AGAINST THE MEDIAN
AREA

317

T. Nagar; median area = 100

FLAT COMPOSITE VALUE AGAINST LAND,
SAME STREET

109

median; land = 100; 102 streets

What a guideline value is, and how stamp duty uses it

Tamil Nadu calls its circle rate the guideline value. It is the minimum value the Registration Department accepts for a property when its sale is registered. Chennai's values are set street by street, inside each guideline village and sub-registrar office, and each street carries a land class such as residential or commercial.

Stamp duty is charged on the higher of two values: the price in the deed, or the property's value at the guideline value. In Tamil Nadu that is 7% stamp duty plus a 2% registration fee, 9% in all. The fee on sale deeds was cut from 4% to 2% on 1 April 2023. Our stamp duty calculator does the sum.

Since 1 December 2023, the first sale of a flat from the builder is registered on a composite value: one figure per street, per square foot of super built-up area, covering the land share and the building together. Stamp duty on such a sale is 4%, 5% or 7% depending on the flat's value, plus the 2% fee. Resale flats and land still use the land guideline value. A guideline value is a government valuation, not a market price. For asking prices, see our [Chennai property rates page](#).

From 2017 to 2026: a cut, a reversal, a court case and a revision

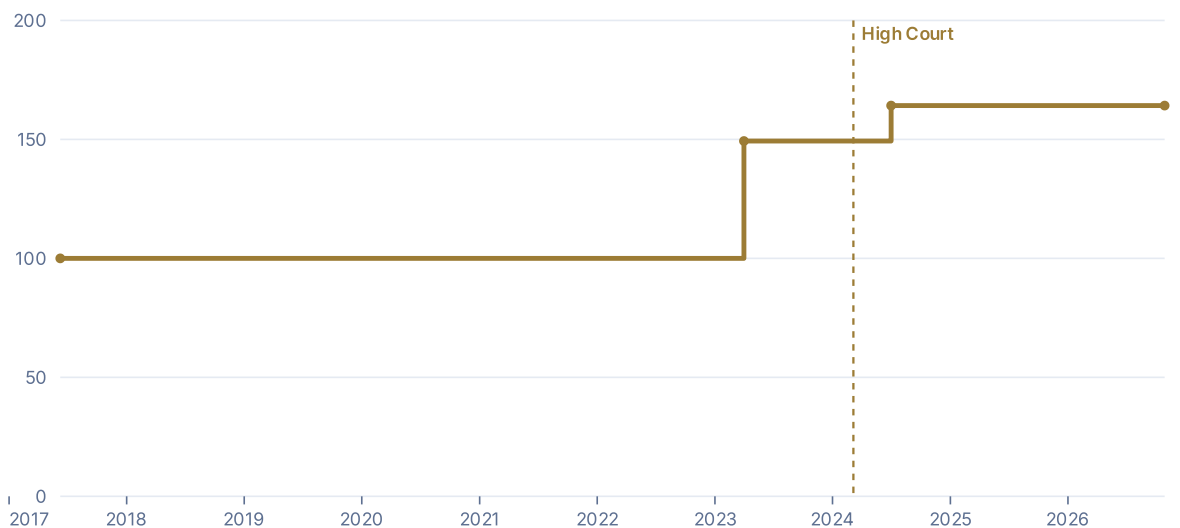
Chennai's guideline values have moved in a few large steps, not every year.

- **9 June 2017.** The state cut guideline values by 33% across Tamil Nadu.
- **1 April 2023.** A circular cancelled the cut and brought back the values in force before June 2017. On the streets we followed, 179 of 183 rose exactly 49.3%, which is a 33% cut undone. The registration fee on sale deeds fell from 4% to 2% on the same day.
- **1 December 2023.** Composite values for the first sale of new flats began.
- **18 December 2023 and 6 March 2024.** The Madras High Court quashed the 2023 circular on a petition by builders' body CREDAI Chennai, and a Division Bench confirmed the ruling, directing the 2017 values until a lawful revision. What sub-registrars charged between March and June 2024 is unclear: the portal kept showing the 2023 schedule.
- **1 July 2024.** After a draft in June 2024 and approval by the valuation committee on 29 June, new values took effect. The median street rose 10% on the 2023 schedule.
- **2025 and 2026.** No general revision. On 28 October 2026, TNREGINET still showed the schedule from 1 July 2024 as current.

As an index with the June 2017 schedule at 100, the median street went to 149 in April 2023 and 164 in July 2024, and it has stayed there.

Chennai guideline values since 2017: the median street as an index (9 June 2017 = 100)

The median of the streets we followed in every schedule. The 1 April 2023 schedule restored the values in force before the 2017 cut; the 1 July 2024 schedule added about 10%. Nothing changed after that, to 28 October 2026.



Source: Tamil Nadu guideline values (TNREGINET); analysis: Property Nivesh Research

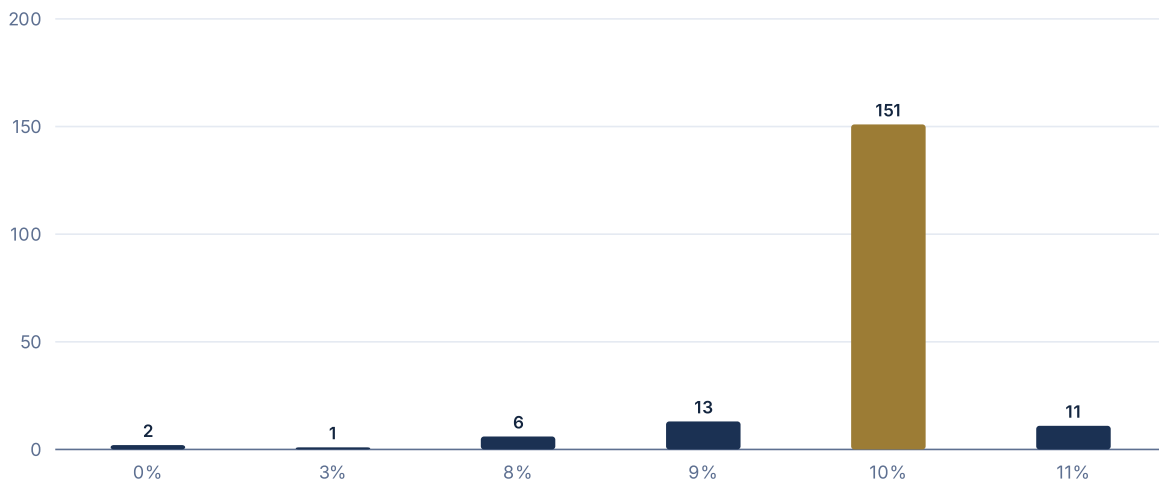
The July 2024 revision, street by street and area by area

Of the 184 streets we followed from the 2023 schedule, 151 rose within half a point of 10%. Another 22 rose less, including 2 that did not change, and 11 rose a little more. The full range was 0% to 11%.

Area by area, the median change ran from 8% to 10.8%, and 22 of 33 areas rose exactly 10%. In other words, the July 2024 revision did not reprice one part of Chennai against another. It lifted most streets by the same share.

The 1 July 2024 revision street by street: change on the 2023 schedule

Number of streets by their change from the 1 April 2023 schedule to the 1 July 2024 schedule, rounded to the nearest whole per cent.



Source: Tamil Nadu guideline values (TNREGINET); analysis: Property Nivesh Research

No general revision in 2025 or 2026

Every one of the 193 land values we followed through 2024, 2025 and 2026 stayed the same. Of the 193 current land rows we read, 188 carry a start date of 1 or 2 July 2024. The other 5 are streets that were added or re-entered later at their own date, such as Navalur streets moved to a new sub-registrar office in July 2025 at the same values.

All 149 composite values for flats that we followed through 2024, 2025 and 2026 stayed the same too. 122 of the 153 composite values we read date from December 2023; the rest belong to streets and projects added since.

A 2025 amendment to the stamp rules, reported in the press, lets the valuation committee revise values at any time. Until a new schedule is published, the July 2024 values stay in force.

Chennai's areas ranked by guideline value

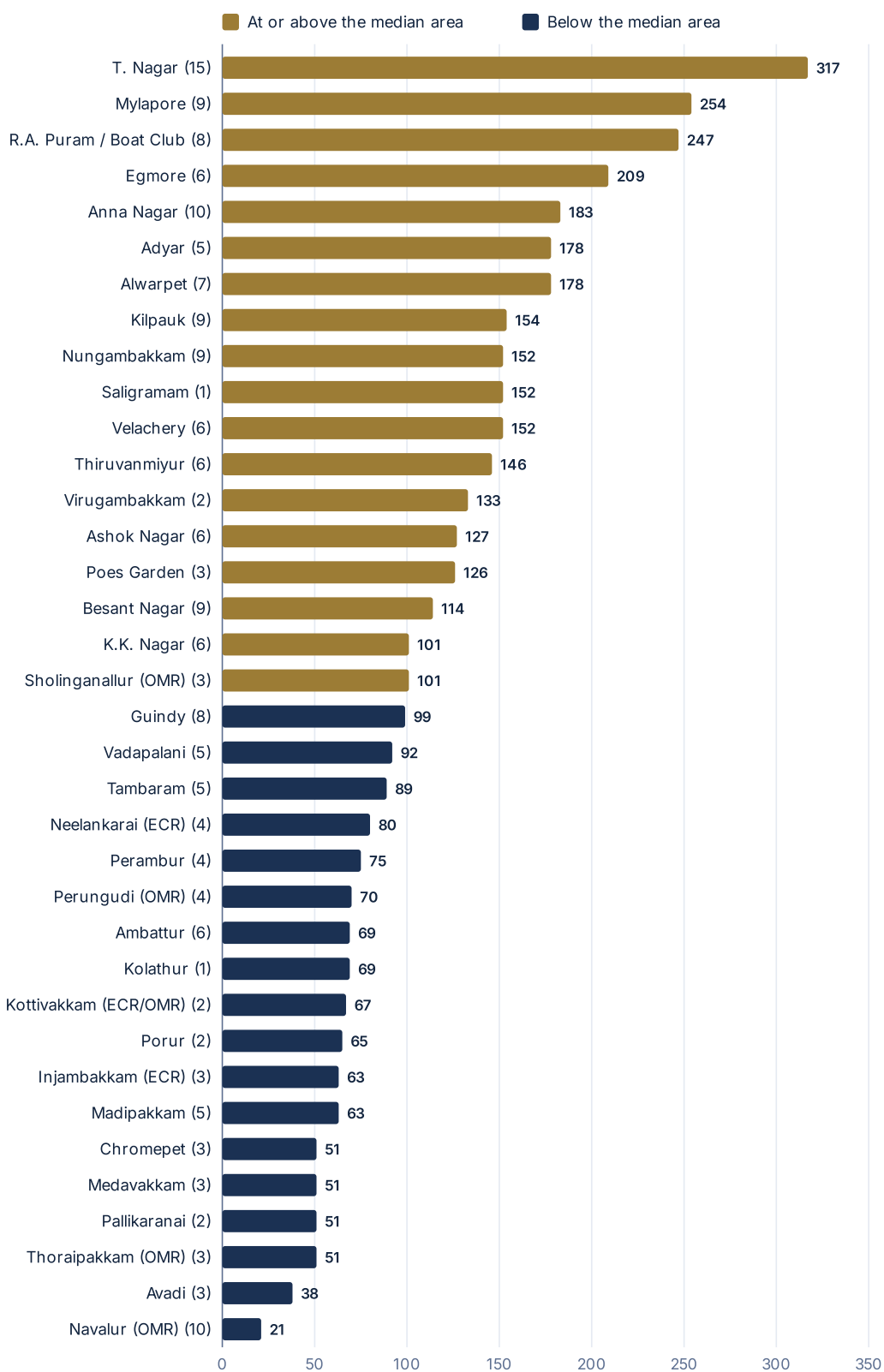
To compare areas without printing rupee values, we take the median land value of the streets we read in each area and set the median area at 100.

The dearest five are T. Nagar at 317, Mylapore at 254, R.A. Puram / Boat Club at 247, Egmore at 209 and Anna Nagar at 183. The lowest five are Navalur (OMR) at 21, Avadi at 38, Thoraipakkam (OMR) at 51, Pallikaranai at 51 and Medavakkam at 51. Of the 36 areas, 18 sit above the median and 18 below it. The top area's land is valued about 15 times the bottom area's.

Two cautions. We read key roads and locality streets, not every street, and main roads often carry a commercial land class that is dearer than the side streets. And an area's level depends on which streets fall in its guideline village. Use the index to compare areas, not to value a plot.

Chennai guideline values by area: level as an index (median area = 100)

The median land guideline value of the streets we read in each area, in the schedule in force since 1 July 2024, as an index to the median area. Streets are key roads and locality streets, not every street in the area, and they mix residential and commercial land classes.



Source: Tamil Nadu guideline values (TNREGINET); analysis: Property Nivesh Research

Composite values for new flats against land

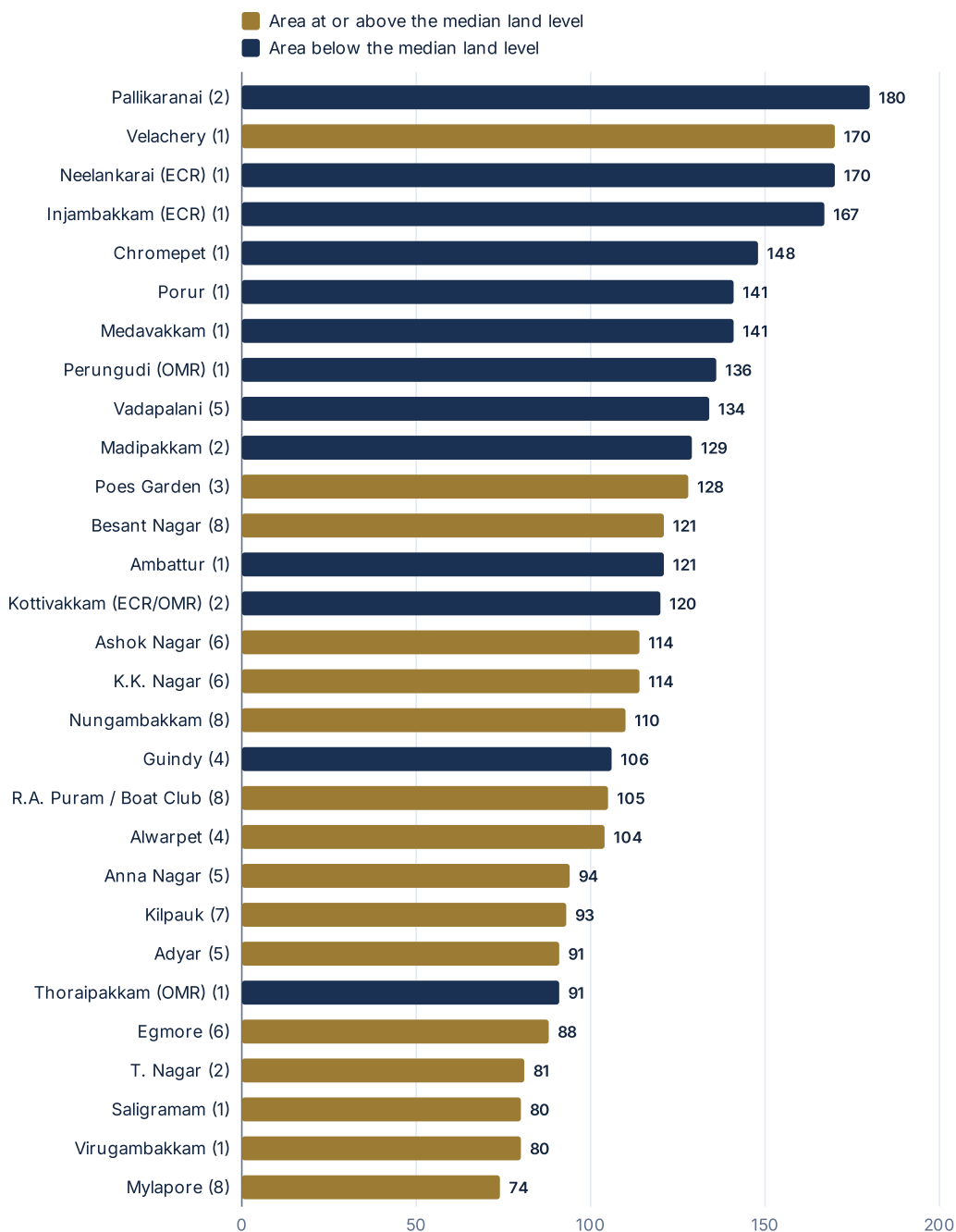
A composite value covers both the land share and the building, so it behaves differently from land. Across the 102 streets that have both a composite value and a land value, the composite value is a median 109 against land (land = 100), with a range of 59 to 212. On 60 streets it is above the land value and on 42 below.

Where land is cheap, more of a new flat's official value sits in the building: in areas below the median land level the composite value is a median 136 against land, and in areas above it 99. That fits how a composite value is built, since the building counts for more where the land under it is worth less.

Composite values for new flats spread far less from area to area than land values do: about 4.7 times from the lowest area to the highest, against about 15 times for land. Against the median area, composite levels run from 49 in Tambaram to 228 in R.A. Puram / Boat Club.

Flat composite values against land on the same street (land = 100)

For streets that have both a composite value for flats (first sale from the builder, per sq ft of super built-up area) and a land guideline value, the composite value as an index to the land value. Median per area; number of streets in brackets.



Source: Tamil Nadu guideline values (TNREGINET); analysis: Property Nivesh Research

How to read this report, and where to find the official values

Every figure here is an index, a percentage or a count that we worked out from the official values. We do not print the rupee values: TNREGINET's copyright policy says its content may not be reproduced without permission, and until permission is granted we publish derived figures only. An index of 150 means half as much again as the comparison point.

To find the guideline value of a street, use the guideline value search on TNREGINET (tnreginet.gov.in), the Registration Department's portal. Choose the sub-registrar office and the guideline village, then find the street and its land class. Composite values for flats are in the same search. The sub-registrar's office can confirm the value for a deed.

What is not covered: survey-number values for agricultural or unsurveyed land, every street of the large villages (we read representative key streets), and West Mambalam. One street listed twice with different values is left out. The values sub-registrars charged from March to June 2024 are not settled in the official record. Nothing here is a forecast or advice to buy or sell.

Data tables

Chennai guideline values: the schedules since 2012

What the official schedules did, in order. Changes are medians across the streets we read (183 streets for 2023, 184 for 2024). Dates are from the TNREGINET schedules, the government order and the court rulings.

Date	What happened	Effect on guideline values
1 April 2012	Values framed under the 2010 valuation committee rules take effect	The base the later schedules start from
9 June 2017	Uniform cut in guideline values	33% lower across the state
1 April 2023	Circular cancels the 2017 cut and restores the pre-2017 values; the registration fee on sale deeds falls from 4% to 2%	49.3% higher than the 2017 schedule on 179 of 183 streets
1 December 2023	Composite value per street for the first sale of flats from the builder	A separate value for new flats, per sq ft of super built-up area
18 December 2023 and 6 March 2024	Madras High Court quashes the 2023 circular; a Division Bench confirms it and directs the 2017 values until a lawful revision	Unclear in practice from March to June 2024: the portal kept the 2023 schedule
1 July 2024	New guideline values after the valuation committee approves them on 29 June 2024	10% higher than the 2023 schedule (median; 151 of 184 streets within half a point of 10%)
2025 and 2026	No general revision; individual streets added or re-mapped	193 of 193 land values unchanged to 28 October 2026

Has Chennai revised its guideline values since July 2024? What the official schedule shows

From the TNREGINET guideline value search, read on 28 October 2026. A row's start date is the date its current value took effect.

Check	Result
Land values followed through 2024, 2025 and 2026	193 of 193 unchanged
Current land rows whose value dates from 1 or 2 July 2024	188 of 193; the others are streets added or re-entered later at their own date
Flat composite values followed through 2024, 2025 and 2026	149 of 149 unchanged
Composite rows dated December 2023	122 of 153; the others are streets or projects added later

Chennai guideline values by area

Level: the median land value of the streets read in the area, as an index to the median area = 100 (schedule from 1 July 2024). Changes: median across the area's streets. Flats: the median composite value as an index to the median area, and against land on the same street (land = 100). None = no value for that measure. Rupee values are not shown: TNREGINET content may be reproduced only with permission.

Area	Streets	Land level	2017 to 2023	2023 to July 2024	Flat composite level	Flats against land
T. Nagar	15	317	+49%	+10%	195	81 (2)
Mylapore	9	254	+49%	+10%	140	74 (8)
R.A. Puram / Boat Club	8	247	+49%	+10%	228	105 (8)
Egmore	6	209	+49%	+10%	160	88 (6)
Anna Nagar	10	183	+49%	+10%	150	94 (5)
Adyar	5	178	+49%	+10%	140	91 (5)
Alwarpet	7	178	+49%	+10%	145	104 (4)
Kilpauk	9	154	+49%	+10%	130	93 (7)
Nungambakkam	9	152	+49%	+10%	150	110 (8)
Saligramam	1	152	+49%	+10%	105	80 (1)
Velachery	6	152	+49%	+10%	75	170 (1)
Thiruvannamiyur	6	146	+49%	+10%	140	none
Virugambakkam	2	133	+49%	+10%	105	80 (1)
Ashok Nagar	6	127	+49%	+10%	120	114 (6)
Poes Garden	3	126	+49%	+9%	140	128 (3)
Basant Nagar	9	114	+49%	+10%	130	121 (8)
K.K. Nagar	6	101	+49%	+10%	105	114 (6)
Sholinganallur (OMR)	3	101	+49%	+11%	68	none
Guindy	8	99	+49%	+11%	100	106 (4)
Vadapalani	5	92	+49%	+9%	100	134 (5)
Tambaram	5	89	+49%	+10%	49	none
Neelankarai (ECR)	4	80	+49%	+10%	73	170 (1)
Perambur	4	75	+49%	+8%	80	none
Perungudi (OMR)	4	70	+49%	+10%	75	136 (1)
Ambattur	6	69	+49%	+8%	90	121 (1)
Kolathur	1	69	+49%	+9%	none	none
Kottivakkam (ECR/OMR)	2	67	+49%	+11%	70	120 (2)
Porur	2	65	+49%	+10%	70	141 (1)

Area	Streets	Land level	2017 to 2023	2023 to July 2024	Flat composite level	Flats against land
Injambakkam (ECR)	3	63	+49%	+11%	102	167 (1)
Madipakkam	5	63	+49%	+10%	71	129 (2)
Chromepet	3	51	+49%	+10%	65	148 (1)
Medavakkam	3	51	+49%	+10%	70	141 (1)
Pallikaranai	2	51	+49%	+10%	78	180 (2)
Thoraipakkam (OMR)	3	51	+49%	+10%	80	91 (1)
Avadi	3	38	+49%	+10%	62	none
Navalur (OMR)	10	21	+79%	+10%	50	none

Methodology

Data. Guideline values from the Tamil Nadu Registration Department's guideline value search (TNREGINET) for selected streets in 36 Chennai areas, in the schedules from 9 June 2017, from 1 April 2023 and from 1 July 2024, and composite values for flats from 1 December 2023, read on 28 October 2026 (dataset version 1.0). For each area we identified the guideline villages and sub-registrar offices and chose its main roads and locality streets by their official names. Older values come from the same village in the older schedules, or from the earlier village where streets were re-mapped.

Definitions. A street line is one street, village, sub-registrar office and land class. An area's level is the median of its streets' current land values as an index to the median area (= 100). Composite against land compares the composite value and the land value of the same street in the same year (land = 100).

Calculations. A change is the later value divided by the earlier one, minus one; medians are across streets. A street's index sets its first schedule to 100. Unchanged means the same value in every year we followed. Nothing is estimated or interpolated.

How we collect, check and publish research data: Property Nivesh research methodology.

Data sources

- Registration Department, Government of Tamil Nadu (TNREGINET): guideline value search, schedules from 9 June 2017, 1 April 2023 and 1 July 2024, and composite values for flats, read on 28 October 2026.
- Government of Tamil Nadu: G.O. Ms. No. 34, Commercial Taxes and Registration Department, 30 March 2023 (registration fee on sale deeds).
- Madras High Court: single-judge order of December 2023 and Division Bench judgment of 6 March 2024 (State of Tamil Nadu v. CREDAI Chennai), as reported by The Hindu BusinessLine.
- DT Next, 2 and 3 July 2024, and Vikatan, 2 July 2024: reports on the 1 July 2024 revision.

Limitations

- Guideline values are government minimum values for stamp duty, not market prices.
- Streets are representative key roads and locality streets, not full village lists; area levels depend on that choice.
- Main roads often carry commercial land classes that are dearer than side streets.
- TNREGINET shows only current rows, so a street re-dated after July 2024 is followed from its new date.
- What sub-registrars charged from March to June 2024, after the court ruling, is unclear in the official record.
- Survey-number values for agricultural or unsurveyed land are not covered.
- Rupee values are not reproduced: TNREGINET allows reproduction only with permission.

Frequently asked questions

What is the guideline value in Chennai? ✕

The guideline value is Tamil Nadu's circle rate: the minimum value the Registration Department accepts for a property when its sale is registered, set street by street. Chennai's current values took effect on 1 July 2024. They are published on TNREGINET; this report shows them as indices and percentages.

Has the Chennai guideline value increased in 2025 or 2026? ×

No. There has been no general revision since 1 July 2024. Every one of the 193 land values we followed through 2024, 2025 and 2026 stayed the same. On 28 October 2026, TNREGINET still showed the schedule from 1 July 2024 as current.

How much did Chennai guideline values rise in July 2024? ×

The median street rose 10% on the 1 April 2023 schedule, and 151 of 184 streets we followed rose within half a point of 10%. The April 2023 schedule had itself reversed the 2017 cut, a rise of 49.3%.

Which Chennai area has the highest guideline value? ×

Of the 36 areas we read, T. Nagar is the highest, at an index of 317 against the median area (= 100), followed by Mylapore and R.A. Puram / Boat Club. Navalur (OMR) is the lowest, at 21.

What is the composite value for flats in Tamil Nadu? ×

Since 1 December 2023, the first sale of a flat from the builder is registered on one composite value per street, covering the land share and the building, per square foot of super built-up area. Across the streets that have both, it is a median 109 against the street's land value (land = 100).

Where can I check the official guideline value for a street in Chennai? ×

On TNREGINET (tnreginet.gov.in), the Tamil Nadu Registration Department's portal: use the guideline value search, choose the sub-registrar office and village, and find the street and land class. We do not reproduce the rupee values, because the portal allows that only with permission.

Cite this research

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REFERENCE (APA STYLE)

Property Nivesh Research Team. (2026). Chennai Circle Rates Report, Q3 2026: Guideline Values from 2017 to 2026. PropertyNivesh.in.

<https://propertynivesh.in/research/property-price-reports/chennai-circle-rates>

SOURCE LINE

Source: Property Nivesh Research analysis of Tamil Nadu guideline values (TNREGINET) for 36 Chennai areas, 2017 to 2026 (indices and percentages only) – “Chennai Circle Rates Report, Q3 2026: Guideline Values from 2017 to 2026” (updated 28 October 2026), <https://propertynivesh.in/research/property-price-reports/chennai-circle-rates>

HTML LINK

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<a href="https://propertynivesh.in/research/property-price-reports/chennai-circle-rates">Chennai Circle Rates Report, Q3 2026: Guideline Values from 2017 to 2026 – PropertyNivesh.in Research</a>
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Version history. Report v1.0 (2026-10-28): First publication. · Chennai guideline values for 36 key areas: the 2017, 2023 and 2024 schedules as an index, and flat composite values against land v1.0 (2026-10-28): First release: 203 land lines and 153 composite lines in 36 areas; land unchanged since 1 July 2024 on 193 of 193.

This research describes official historical data. It is not investment advice, does not forecast prices and does not recommend buying or selling any property. Government circle rates are minimum values for stamp duty, not market prices. See our methodology, editorial standards and disclaimer.