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

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DIGITALLY VERIFIED RECORD

REGISTERED POST WITH ACK DUE

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.inWeb site: www.cmdachennai.gov.in

Letter No. R1/0119/2024-1 Date: 22.01.2026

To

The Assistant Director
(Government Publication),
Directorate of Stationery & Printing,
110, Anna Salai,
Chennai - 600 002.

Sir,

Sub: CMDA – Area Plans Unit – Reclassification Division - Variation to land use – Reclassification of land use of land in Survey No. 35/4B2 of Puthur Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit from Agricultural Use Zone to Residential Use Zone – Approved – Notification for publication – Sent – Reg.

Ref: 1. G.O. Ms. No. 419, Housing and Urban Development Department dated 01.06.1984.
2. Authority Resolution in A.R. No. 229/2025, dated: 28.11.2025.

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I am to enclose a copy of Variation Notification and request you to kindly publish the same in the next issue of Tamil Nadu Government Gazette.

Yours faithfully,

23.1.26

for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

Encl: Copy of the Notification
to be made in the TNGG.

23/1/26

Copy to:

Tmt. N. Devi and Thiru. V.Nagarajan,
No.4BC, Kambar 1st Cross Street,
Chelli Nagar, Selaiyur,
Chennai – 600 073.

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REGISTERED POST WITH ACK DUE

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Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone: 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.inWeb site: www.cmdachennai.gov.in

Letter No. R1/0119/2024-2 Date: 22.01.2026

To

Tmt. N. Devi and Thiru. V.Nagarajan,
No.4BC, Kambar 1st Cross Street,
Chelli Nagar, Selaiyur,
Chennai – 600 073.

Sir,

Sub: CMDA – Area Plans Unit – Reclassification Division - Variation to land use – Reclassification of land use of land in Survey No. 35/4B2 of Puthur Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit from Agricultural Use Zone to Residential Use Zone – Approved – Notification for publication – Sent – Reg.

Ref:
1. Reclassification proposal received in CMDA from Tmt. N. Devi and Thiru. V.Nagarajan in CMDA/ Reclassification-1/0119/2024, dated 14.10.2024.
2. Authority Resolution in A.R. No.229/2025, dated: 28.11.2025.
3. Variation Notification sent to Assistant Director, Directorate of Stationery & Printing, Chennai-2 in Lr. No. R1/0119/2024-1, Dt.22.01.2026.
4. Office order No. 09/2018 dt. 29.05.2018.

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The proposal received in the reference 1st cited for reclassification of the land use of Survey No. 35/4B2 of Puthur Village, Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union limit from Agricultural Use Zone to Residential Use Zone to develop residential layout has been examined. The Authority in A.R. No. 229/2025, dated:28.11.2025 in the ref. 2nd cited, has resolved to reclassify the land use of the site under reference from Agricultural Use Zone to Residential Use Zone subject to the condition that public access to the surrounding vacant lands to be ensured while taking up development in site under reference.

2. The land use variation approval is not confirming the ownership right of the applicant over the property under reference and any claim on right or title over the property shall have to be proved before the appropriate / Competent Court to decide on the ownership.

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3. A variation notification for the reclassification proposal has been prepared and the same has been sent to the Assistant Director, Directorate of Stationery & Printing, Chennai – 2 for publication in Tamil Nadu Government Gazette in letter 3rd cited.

This is for your information.

Yours faithfully,

23/1/26

for PRINCIPAL SECRETARY/
MEMBER-SECRETARY

23/1/26

Copy to:

The Commissioner,
Kattankolathur Panchayat Union,
Kattankolathur-603203.

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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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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.